



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC 8015.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2015	2,480	332,321
FGR	480	55	2015	264	35,376
FOP	21	30	2015	6	804
PTO	190	5	2026	10	1,340
USP	190	30	2015	57	7,638
TOTALS	3,361			2,817	377,479

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0 100	0 0	1,654.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,817	108.8640	143.70	404,803	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2016 Heated Area: 2480 HX Base Yr 2016											
53245 BRISTA WAY, CALLAHAN											

TOTAL OB/XF 8,171											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0 0	1,654.00	SF	5.20	5.20	100	2015	2015

TOTAL OB/XF 8,171											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0 0	1,654.00	SF	5.20	5.20	100	2015	2015

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		377,479	
TOTAL MARKET OB/XF VALUE		8,171	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		445,650	
SOH/AGL Deduction		184,786	
ASSESSED VALUE		260,864	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		210,142	
TOTAL JUST VALUE		445,650	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		427,229	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531186	CO ISSUED	0	12/16/2015
B1531186	NEW CONSTR	292,784	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2483/0733	7/29/2021	QC	U	I	11
GRANTOR: EMANUEL JAMES					
GRANTEE: EMANUEL JAMES & JAC					
2078/1957	9/28/2016	QC	U	I	11
GRANTOR: EMANUEL ALICE CHRISTI					
GRANTEE: EMANUEL JAMES					

BUILDING NOTES									
BAS=[YR=2015;ORIG=0,0] W16 S6 W4 W38 S43 E14 N4 E10 N3 E7 S3 E6 S5 E12 N2 E9 N48 \$									
FGR=[YR=2015;ORIG=-21,50] W1 S21 E22 N23 W9 S2 W12 \$									
USP=[YR=2015;ORIG=-20,6] N10 W19 S10 E19 \$									
FOP=[YR=2015;ORIG=-34,45] E7 N3 W7 S3 \$									
PTO=[YR=2026;ORIG=-58,-4] E19 S10 W19 N10 \$									