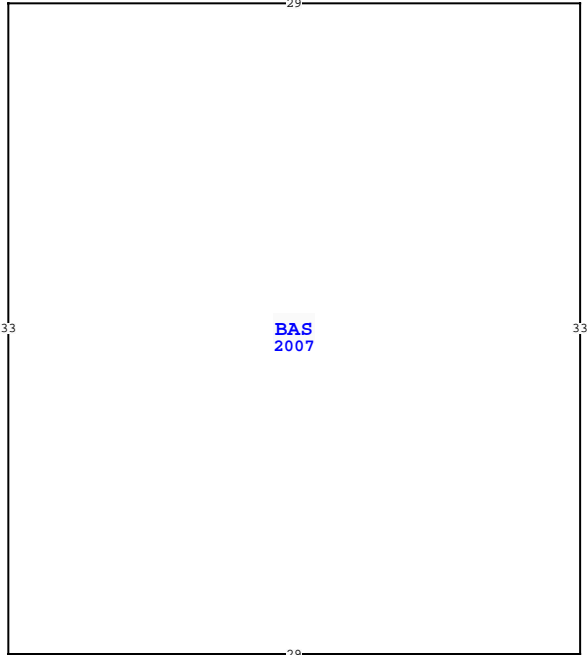




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	07 NONE 100				
Interior Floo	03 CONC FINSH 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	0 100				
Bathrooms	0 100				
Frame	02 WOOD FRAME 100				
Stories	0 0 100				
Units	0 0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	2007	957	18,304
TOTALS	957			957	18,304

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 0			Heated Area: 957			HX Base Yr 1991						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			320,447
TOTAL MARKET OB/XF VALUE			13,318
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			388,765
SOH/AGL Deduction			203,086
ASSESSED VALUE			185,679
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			134,957
TOTAL JUST VALUE			388,765
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/0874	9/10/2020	QC	U	I	11	100
GRANTOR: BLANCO RICHARD R & DE						
GRANTEE: BLANCO DEBORAH LYNN						
1347/0238	9/02/2005	QC	Q	I	01	100
GRANTOR: BLANCO RICHARD R & DE						
GRANTEE: BLANCO RICHARD R &						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
55143 HIVE LN, CALLAHAN													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	04/04/2024	MLU
													INC DATE		AG DATE		

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W29 S33 E29 N33\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	