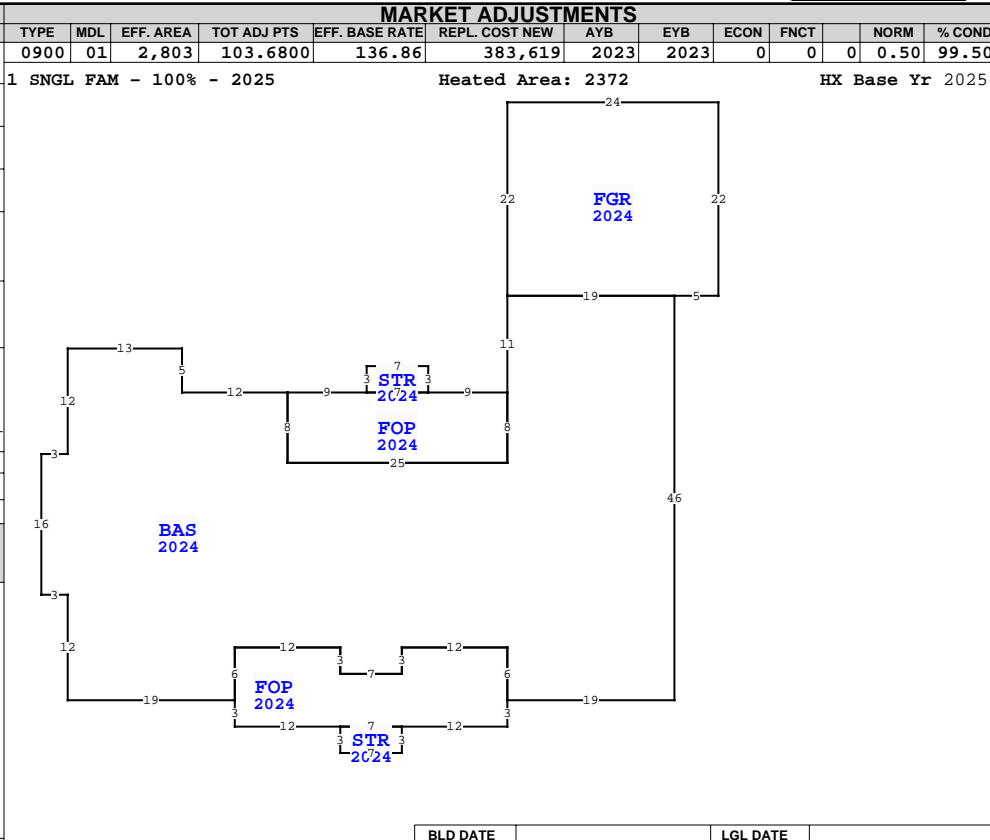


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	11 BD/BTN AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMMT 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2024	2,372	323,009
FGR	528	55	2024	290	39,491
FOP	200	30	2024	60	8,171
FOP	258	30	2024	77	10,485
STR	21	10	2024	2	273
STR	21	10	2024	2	273
TOTALS	3,400			2,803	381,701



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			402,176
TOTAL MARKET OB/XF VALUE			13,248
TOTAL LAND VALUE - MARKET			83,560
TOTAL MARKET VALUE			498,984
SOH/AGL Deduction			0
ASSESSED VALUE			498,984
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			448,262
TOTAL JUST VALUE			498,984
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-16148	CO		11/07/2023
B2308425	GARAGE 30X30	59,832	06/29/2023
B2216148	NEW CONSTR	388,383	10/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0228	1/06/2022	WD	U	V	30	60,000

GRANTOR: MIZELL LARRY S
 GRANTEE: GEIGER THOMAS H & E
 1803/0916 6/22/2012 QC U I 11 100
 GRANTOR: MIZELL-HODGES LLC
 GRANTEE: MIZELL LARRY S

EXTRA FEATURES		45090 STRATTON RD, CALLAHAN														
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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0812	CONCRETE C	0	100	0	2,437.00	SF	4.00	4.00	100	2024	2023		100	9,748	

LAND DESCRIPTION		TOTAL OB/XF 13,248																						
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
1	000100	C	RES	100		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.62	AC		1.00	1.00	1.00	500.00	500.00	1,310							

