



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	118,524
FOP	72	30	1993	22	1,863
FOP	160	30	1993	48	4,064
FST	48	55	1993	26	2,201
TOTALS	1,680			1,496	126,651

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	26	22	572.00	SF	10.50	10.50	
2	0810	CONCRETE A	0	0	8	44	352.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
4	0681	POLE SHED	0	0	26	13	338.00	SF	3.75	3.75	
5	0811	CONCRETE B	0	0	50	12	600.00	SF	5.20	5.20	
6	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	
7	0351	CARPORT MT	0	0	26	20	520.00	SF	3.50	3.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,496	102.0000	102.00	152,592	1978	1985	0	0	17.00	83.00
1 SINGLE FAM - 0% - 2025 Heated Area: 1400 HX Base Yr											
BAS 1993 FOP 1993 FST 1993											
56567 NASSAU OAKS DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

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	0510	GARAGE WD-	0	0	26	22	572.00	SF	10.50	10.50	100	1980	1980	3	20	1,201	
2	0810	CONCRETE A	0	0	8	44	352.00	SF	6.50	6.50	100	1980	1980	3	30	686	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1980	1980	3	30	195	
4	0681	POLE SHED	0	0	26	13	338.00	SF	3.75	3.75	100	1990	1990	3	20	254	
5	0811	CONCRETE B	0	0	50	12	600.00	SF	5.20	5.20	100	1990	1990	3	57	1,778	
6	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2001	2001	3	20	780	
7	0351	CARPORT MT	0	0	26	20	520.00	SF	3.50	3.50	100	2001	2001	3	20	364	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											126,651
TOTAL MARKET OB/XF VALUE											5,258
TOTAL LAND VALUE - MARKET											45,000
TOTAL MARKET VALUE											176,909
SOH/AGL Deduction											0
ASSESSED VALUE											176,909
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											176,909
TOTAL JUST VALUE											176,909
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											171,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2630/1813	4/10/2023	QC	U	I	11	100			
GRANTOR: CALDWELL ALMA MARIE									
GRANTEE: CALDWELL DEWEY PHIL									
0254/0374	12/01/1977	WD	U	V		5,400			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W8 FOP=[YR=1993] W12 BAS=[YR=1993] W36 S30 E36 FOP=[YR=1993] E20 N8 W20 S8\$ N8 E20 N16 W20 N6\$ S6 E12 N6\$ S6 E8 N6\$.											