



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,165	100	2018	1,165	154,865
FGR	244	55	2018	134	17,813
FOP	107	30	2018	32	4,254
PTO	120	5	2018	6	798
TOTALS	1,636			1,337	177,730

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	136.3440	136.34	182,287	2018	2018	0	0	0	2.50	97.50
2 SINGLE FAM - 100% - 2020												
Heated Area: 1165												
HX Base Yr 2020												
45063 JAMES ST, CALLAHAN												
BLD DATE	09/17/2008	JWKK	LGL DATE	03/28/2025	MLU							
XF DATE	09/17/2008	JWKK	LAND DATE									
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				177,730			
TOTAL MARKET OB/XF VALUE				3,014			
TOTAL LAND VALUE - MARKET				11,000			
TOTAL MARKET VALUE				191,744			
SOH/AGL Deduction				63,885			
ASSESSED VALUE				127,859			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				77,137			
TOTAL JUST VALUE				191,744			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				182,732			
</							