



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
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	5001.00		

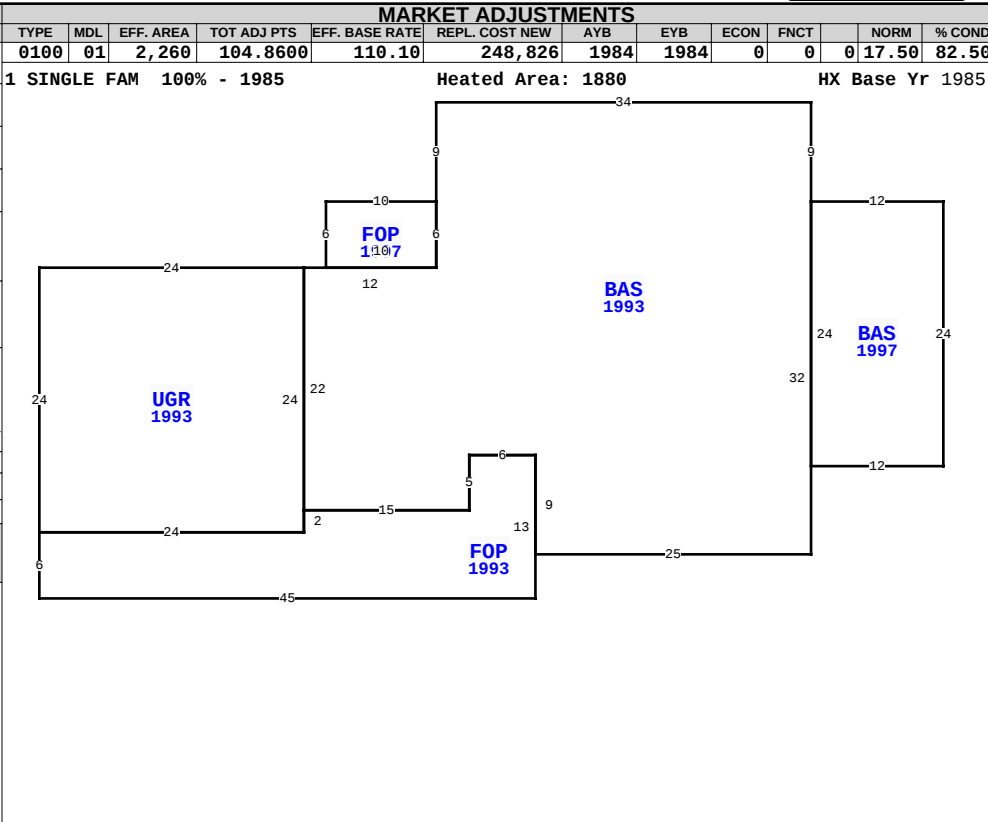
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1993	1,592	144,605
BAS	288	100	1997	288	26,160
FOP	342	30	1993	103	9,356
FOP	60	30	1997	18	1,635
UGR	576	45	1993	259	23,526

TOTALS	2,858			2,260	205,281
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	1,222.00	SF	10.00
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00
6	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00
7	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00

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	0004	OR	0.00	0.00	2.21

REVIEW DATE	05/10/2024	BY	TWA
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451646 SR 200, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
3	1242	WD DECK A	0	100	0	0	1,222.00	SF	10.00	10.00	100	2012	2012	3	45	5,499	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
6	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2000	2000	3	20	416	
7	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2000	2000	3	20	416	

TOTAL OB/XF													9,373		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
04 OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	40,000.00	40,000.00					

Total Acres: 2.21	Total Land Value: 88,400	Market: 0	Agricultural: 0	Common: 88,400
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		222,231			
TOTAL MARKET OB/XF VALUE		9,373			
TOTAL LAND VALUE - MARKET		88,400			
TOTAL MARKET VALUE		320,004			
SOH/AGL Deduction		135,908			
ASSESSED VALUE		184,096			
TOTAL EXEMPTION VALUE		51,411			HX HB
BASE TAXABLE VALUE		132,685			
TOTAL JUST VALUE		320,004			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		300,996			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9927614	MH MOVE-ON	0	07/01/1999
9704014	ADDITION	15,230	06/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2010/0940	10/22/2015	WD	U	I	37
GRANTOR: EDWARDS YVONNE LIVING					28,000
GRANTEE: LATHROP CHRISTOPHER					
0434/0152	9/01/1984	WD	Q	I	45,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W12 BAS=[YR=1993] N9 W34 S9 FOP=[YR=1997] W10 S6 E10 N6 \$ S6 W12 UGR=[YR=1993] W24 S24 FOP=[YR=1993] S6 E45 N13 W6 S5 W15 S2 W24 \$ E24 N24 \$ S22 E15 N5 E6 S9 E25 N32 \$ S24 E12 N24 \$.									

REVIEW DATE	05/10/2024	BY	TWA	Total Acres: 2.21	Total Land Value: 88,400	Market: 0	Agricultural: 0	Common: 88,400	PRINTED 07/09/2026 BY SYS
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