



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	1993	1,723	147,838
FGR	581	55	1993	320	27,457
FOP	64	30	1993	19	1,630
FOP	140	30	1993	42	3,604
FST	112	55	1993	62	5,320
UOP	72	20	1993	14	1,201

TOTALS	2,692			2,180	187,049
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0940	SHEDS/PORT	0 100	12 20	240.00
3	0940	SHEDS/PORT	0 100	10 14	140.00

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		OR	0.00	0.00	6.50

REVIEW DATE	05/14/2024	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,180	106.8200	112.16	244,509	1974	1978	0	0	23.50	76.50
1 SINGLE FAM 100% - 2010 Heated Area: 1723 HX Base Yr 2010											

540511 US HWY 1, 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	1978	1978	3	38	1,330	
2	0940	SHEDS/PORT	0 100	12 20	240.00	SF	20.10	20.10	100	1974	1974	3	20	965	
3	0940	SHEDS/PORT	0 100	10 14	140.00	SF	13.20	13.20	100	1971	1971	3	20	370	

TOTAL OB/XF															2,665
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	25,000.00

Total Acres: 6.50	Total Land Value: 162,500	Market: 0	Agricultural: 0	Common: 162,500
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		187,049	
TOTAL MARKET OB/XF VALUE		2,665	
TOTAL LAND VALUE - MARKET		162,500	
TOTAL MARKET VALUE		352,214	
SOH/AGL Deduction		194,441	
ASSESSED VALUE		157,773	
TOTAL EXEMPTION VALUE		HX HB WX	56,411
BASE TAXABLE VALUE		101,362	
TOTAL JUST VALUE		352,214	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313372	REPAIR/RRF	8,700	03/01/2013
B985171	DEMOLITION	0	07/01/1998
7579	MH MOVE-ON	5,000	12/06/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1645/1029	10/12/2009	QC	U	I	11	100			
GRANTOR: POWERS JOSEPH MICHAEL									
GRANTEE: GRIFFIN CAROLYN ANN									
1580/0230	8/06/2008	PR	U	I	24	100			
GRANTOR: GRIFFIN CAROLYN ANN P									
GRANTEE: GRIFFIN CAROLYN ANN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W37 UOP=[YR=1993] N6 W12 S6 E12\$ W21 FST=[YR=1993] W14 FOP=[YR=1993] W8 S8 FGR=[YR=1993] S23 E27 N13 W4 N10 W23\$ E8 N8\$ S8 E14 N8\$ S8 E1 S10 E4 S13 E16 FOP=[YR=1993] S10 E14 N10 W14\$ E37 N31\$.									