



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1993	1,551	142,098
FGR	572	55	1993	315	28,859
FOP	21	30	1993	6	550
USP	560	30	2002	168	15,392
TOTALS	2,704			2,040	186,898

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	100	0	0	192.00	SF	20.10	20.10	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	
6	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	
7	0351	CARPORT MT	0	100	16	34	544.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	287.00	309.00	1.87	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,040	108.3880	113.81	232,172	1976	1976	0	0	0 19.50	80.50
1 SINGLE FAM 100% - 2024 Heated Area: 1551 HX Base Yr 2024											
450859 SR 200, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		186,898	
TOTAL MARKET OB/XF VALUE		9,098	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		289,496	
SOH/AGL Deduction		27,172	
ASSESSED VALUE		262,324	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		210,913	
TOTAL JUST VALUE		289,496	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2673/868	10/11/2023	WD	Q	I	01
GRANTOR: GILBERT SANDRA L					
GRANTEE: SILVA KRISTEN N					
0410/0126	1/01/1984	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W39 USP=[YR=2002] N16 W35 S16 FGR=[YR=1993] S26 E22 N26 W22\$ E35\$ W13 S26 E21 FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E2 S10 E22 N36 \$.											