



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,632	100
FGR	818	55
FOP	100	30
FOP	344	30
TOTALS	3,894	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,215	92.7360	153.94	494,917	2018	2018	0	0	5.25	94.75	
1 SFR CUST 100% - 2019 Heated Area: 2632 HX Base Yr 2019												
34665 MITIGATION TR, CALLAHAN												
BLD DATE: 05/19/2026 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			468,934
TOTAL MARKET OB/XF VALUE			34,715
TOTAL LAND VALUE - MARKET			159,400
TOTAL MARKET VALUE			663,049
SOH/AGL Deduction			378,945
ASSESSED VALUE			284,104
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			232,693
TOTAL JUST VALUE			663,049
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			690,155
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001014	AG BARN	50	01/28/2021
18009769	CO ISSUED	0	09/25/2018
18002773	NEW CONSTR	347,571	03/28/2018
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
9999/9999	6/23/2025	CN U I 11	100
GRANTOR: MORROW			
GRANTEE: MORROW			
9999/9999	4/18/2022	CN U I 11	100
GRANTOR: GOODWIN JENNIFER A/K/			
GRANTEE: MORROW			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2018] W15 FOP=[YR=2018] N4 W35 S10 E34 N6 E1\$ W1 S6 W34 N6 W30 S38 E7 FGR=[YR=2018] S32 E23 N31 FOP=[YR=2018] E20 N5 W20 S5\$ N9 W9 S6 W5 S2 W9\$ E9 N2 E5 N6 E9 S4 E20 S5 E12 N4 E18 N35\$.			

EXTRA FEATURES										34665 MITIGATION TR, CALLAHAN				INC DATE		AG DATE		08/18/2020		REVISION	
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	2018	2018	3	97	3,395					
3	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2020	2020	3	87	31,320					