



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	04	SINGLE SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	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

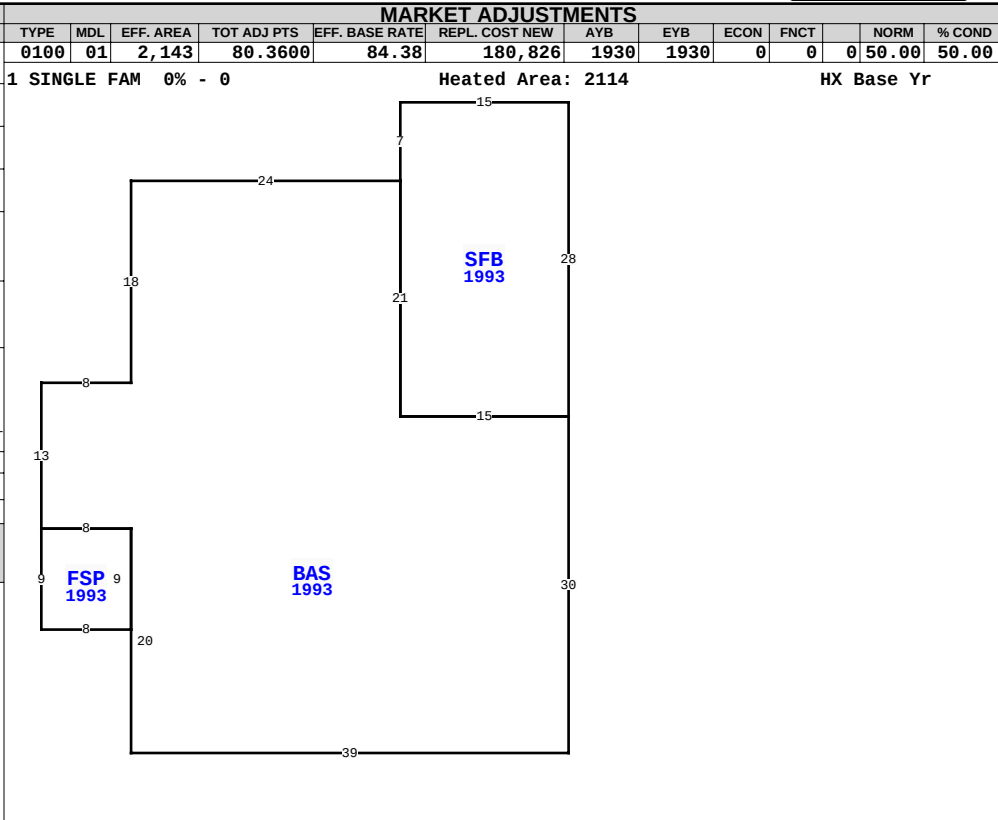
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1993	1,778	75,014
FSP	72	40	1993	29	1,224
SFB	420	80	1993	336	14,176

TOTALS	2,270			2,143	90,413
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0	0	34	22			748.00
3	0680	POLE SHED	0	0	15	12			180.00



45053 HISTORICAL LN, CALLAHAN	BLD DATE	LGL DATE	05/15/2026	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	0680	POLE SHED	0	0	34	22			748.00	100	1970	1970	3	20	1,496	
3	0680	POLE SHED	0	0	15	12			180.00	100	1970	1970	3	20	360	

LAND DESCRIPTION										TOTAL OB/XF					1,856		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
1	000100	C	RES	0	0006	RM	0.00	0.00	0.67	AC		1.00	1.00	1.00	50,000.00	50,000.00	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				90,413	
TOTAL MARKET OB/XF VALUE				1,856	
TOTAL LAND VALUE - MARKET				33,500	
TOTAL MARKET VALUE				125,769	
SOH/AGL Deduction				6,104	
ASSESSED VALUE				119,665	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				119,665	
TOTAL JUST VALUE				125,769	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				118,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6540	REMODEL	21,945	06/18/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2345/0320	3/05/2020	QC	U	I	11
GRANTOR: ARLINE SAFFRONIA G					
GRANTEE: ARLINE DOYLE CARLTON					
0060/0435	7/24/1965	WD	U	V	0
GRANTOR: DAUGHTRY D W & ELLA M					
GRANTEE: ARLINE DOYLE & SAFF					

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=1993] W15 S7 BAS=[YR=1993] W24 S18 W8 S13 FSP=[YR=1993] S9 E8 N9 W8\$ E8 S20 E39 N30 W15 N21\$ S21 E15 N28\$.									