



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	8001.00
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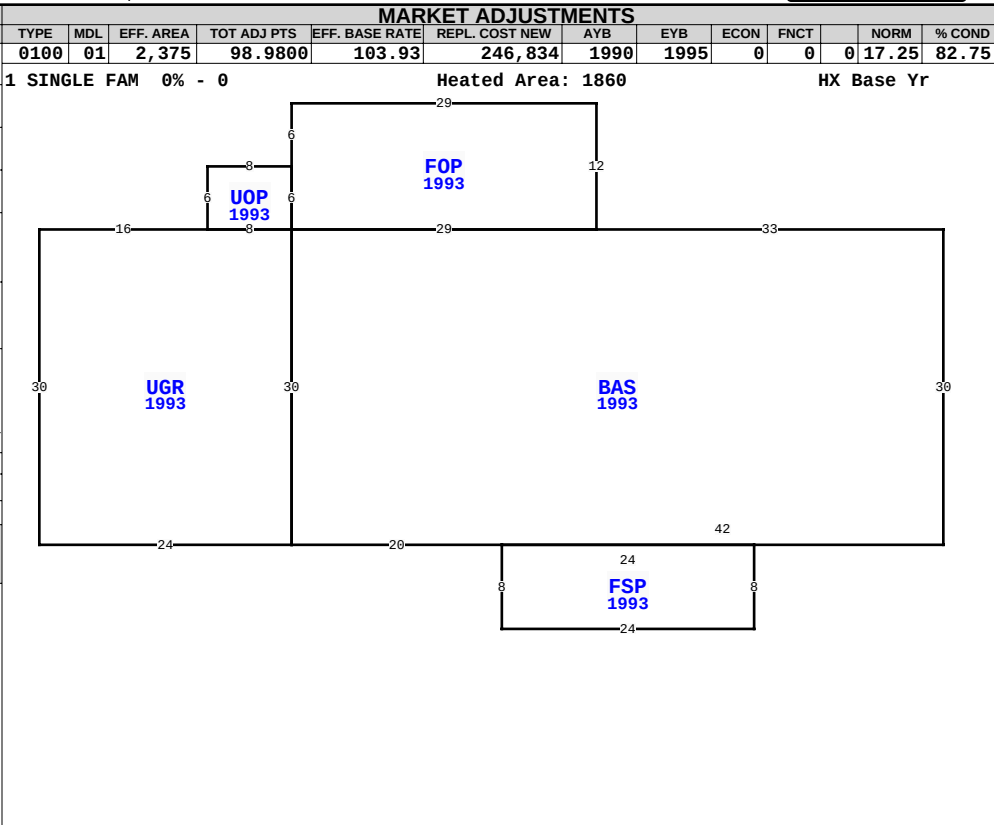
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1993	1,860	159,964
FOP	348	30	1993	104	8,944
FSP	192	40	1993	77	6,622
UGR	720	45	1993	324	27,864
UOP	48	20	1993	10	860

TOTALS	3,168			2,375	204,255
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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	0	0	0	1.00	UT	3,500.00
2	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	RM	0.00	0.00	0.50

REVIEW DATE	01/01/2023	BY	CD
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45003 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1991	1991	3	20	40	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

TOTAL OB/XF															8,280		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
06 RM	0.00	0.00	0.50	AC		1.00	1.00	1.00	50,000.00	50,000.00							

Total Acres: 0.50	Total Land Value: 25,000	Market: 0	Agricultural: 0	Common: 25,000
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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		204,255	
TOTAL MARKET OB/XF VALUE		8,280	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		237,535	
SOH/AGL Deduction		2,385	
ASSESSED VALUE		235,150	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		235,150	
TOTAL JUST VALUE		237,535	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001048	REPAIR/RRF	9,000	01/19/2022
MH94470	MH MOVE-ON	43,000	05/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0654/1176	3/30/1992	MS	U	I	10	100	
GRANTOR: JONES ROBERT & ORIA (							
GRANTEE: JONES ELVA (SURVIVI							
0654/1170	3/30/1992	QC	Q	I	03	600	
GRANTOR: COUNTY OF NASSAU							
GRANTEE: JONES ELVA & WILLIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W33 FOP=[YR=1993] N12 W29 S6 UOP=[YR=1993] W8 S6 UGR=[YR=1993] W16 S30 E24 N30 W8\$ E8 N6\$ S6 E29\$ W29 S30 E20 FSP=[YR=1993] S8E24 N8 W24\$ E42 N30\$.									