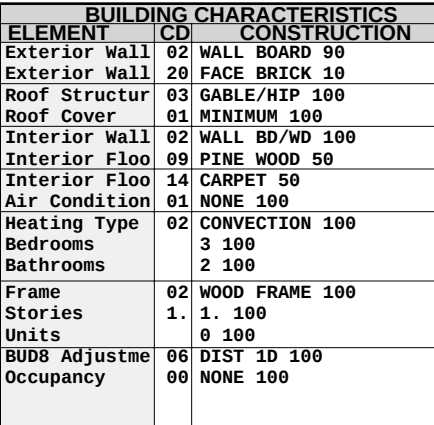




AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 244	100	1993	1, 244	43, 105
BAS	40	100	2007	40	1, 386
STP	45	10	2007	4	139
USP	108	30	1993	32	1, 109
USP	70	30	2007	21	728

EXTRA FEATURES							
L	OB/XF						

[illegible]

45106 WHITE RD CALLAHAN	XF DATE	LAND DATE	05/07/2026	MLU
-------------------------	---------	-----------	------------	-----

[illegible]

LAND DESCRIPTION	TOTAL OB/XF	576
------------------	-------------	-----

[illegible]

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.48	Total Land Value: 24,000	Market: 0	Agricultural: 0
-------------	------------	----	----	-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				46,466			
TOTAL MARKET OB/XF VALUE				576			
TOTAL LAND VALUE - MARKET				24,000			
TOTAL MARKET VALUE				71,042			
SOH/AGL Deduction				6,806			
ASSESSED VALUE				64,236			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				64,236			
TOTAL JUST VALUE				71,042			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				66,204			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
B1327003		XF0B		1,200		03/01/2013	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993] W3 BAS=[YR=2007] N5 W8 S5 E8 \$ W48 S14							
USP=[YR=2007] S5 E8 STP=[YR=2007] S5 E1 S3 E4 N3 E2 N3 W1 N2							
W6\$ E6 N5 W14\$ E14 S7 E10 S13 E23 N2 USP=[YR=1993] E6 N18 W6							
S18\$ N18 E4 N14\$.							