



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

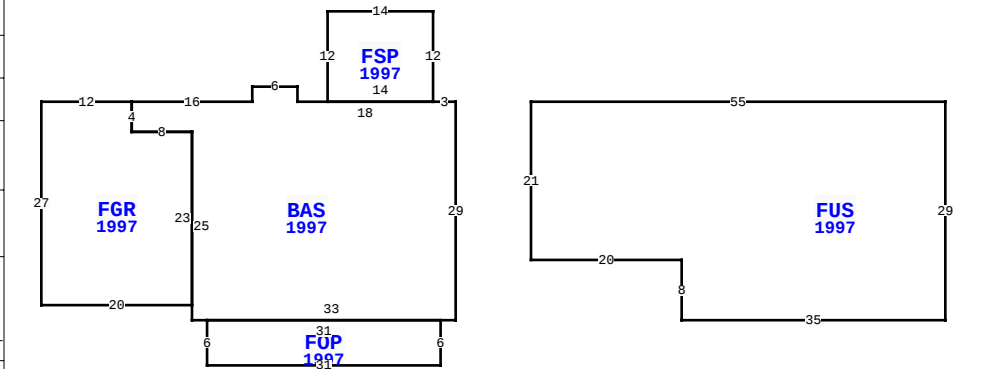
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,059	100	1997	1,059	121,261
FGR	508	55	1997	279	31,947
FOP	186	30	1997	56	6,413
FSP	168	40	1997	67	7,672
FUS	1,435	100	1997	1,435	164,316
TOTALS	3,356			2,896	331,608

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0	100	0	0		3.00	UT 3,500.00	3,500.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RL	0.00	0.00	2.49	AC	1.00
2	009605	C	WETLANDS	100					1.36	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,896	95.5134	132.76	384,473	1997	1997	0	0	0	13.75
1 SNGL FAM 100% - 1998 Heated Area: 2494 HX Base Yr 1998											



45062 BUTLER LN, CALLAHAN	BLD DATE 03/03/2023	NW	LGL DATE	05/13/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
8,085											

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8,085											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		331,608	
TOTAL MARKET OB/XF VALUE		8,085	
TOTAL LAND VALUE - MARKET		88,510	
TOTAL MARKET VALUE		428,203	
SOH/AGL Deduction		235,082	
ASSESSED VALUE		193,121	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		141,710	
TOTAL JUST VALUE		428,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2062	NEW CONSTR	143,000	05/28/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0776/1892	11/15/1996	WD	Q	V		20,000	

GRANTOR: GEIGER ELIZABETH & JO
GRANTEE: HOFFECKER KIM LEE &

BUILDING DIMENSIONS
BAS=[YR=1997] W3 FSP=[YR=1997] N12 W14 S12 E14\$ W18 N2 W6 S2
W16 FGR=[YR=1997] W12 S27 E20 N23 W8 N4\$ S4E8 S25 E2
FOP=[YR=1997] S6 E31 N6 W31\$ E33 N29\$ PTR=E10 FUS=[YR=1997]
E55 S29 W35 N8 W20 N21\$ W10\$.

OTHER ADJUSTMENTS AND NOTES											