



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100	1993	1,202	83,992
BAS	120	100	2003	120	8,385
FEP	160	80	2003	128	8,944
FOP	130	30	1993	39	2,725
TOTALS	1,612			1,489	104,047

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0	100	20	32		640.00 SF	10.00
2	0681	POLE SHED	0	100	28	16		448.00 SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	0.46

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,489	94.8000	99.54	148,215	1962	1962	0	0	29.80	70.20	
1 SINGLE FAM 100% - 0 Heated Area: 1322 HX Base Yr												
44455 COMMANCHEE RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/07/2026 MLU												

TOTAL OB/XF												
2,624												

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2,624												

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		104,047	
TOTAL MARKET OB/XF VALUE		2,624	
TOTAL LAND VALUE - MARKET		23,000	
TOTAL MARKET VALUE		129,671	
SOH/AGL Deduction		59,648	
ASSESSED VALUE		70,023	
TOTAL EXEMPTION VALUE		45,023	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		129,671	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2478/0082	7/08/2021	QC	U	I	11	100	
GRANTOR: WEAVER KATHERN							
GRANTEE: SMITH KATHY A & ALV							
0700/1029	3/16/1994	QC	U	I	10	15,000	
GRANTOR: MADDOX ROBERT J							
GRANTEE: WEAVER KATHERN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 BAS=[YR=2003] N6 W16 FEP=[YR=2003] N10 W16 S10 E16\$ W4 S6 E20\$ W20 N6 W12 S22 FOP=[YR=1993] S5 E26 N5 W26\$ E26 S5 E34 N21\$.									