



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2003	160	19,294
BAS	1,814	100	2003	1,814	218,752
FGR	504	55	2003	277	33,403
FOP	424	30	2003	127	15,315
PTO	20	5	2003	1	120
PTO	20	5	2003	1	120
PTO	35	5	2003	2	241
PTO	35	5	2003	2	241

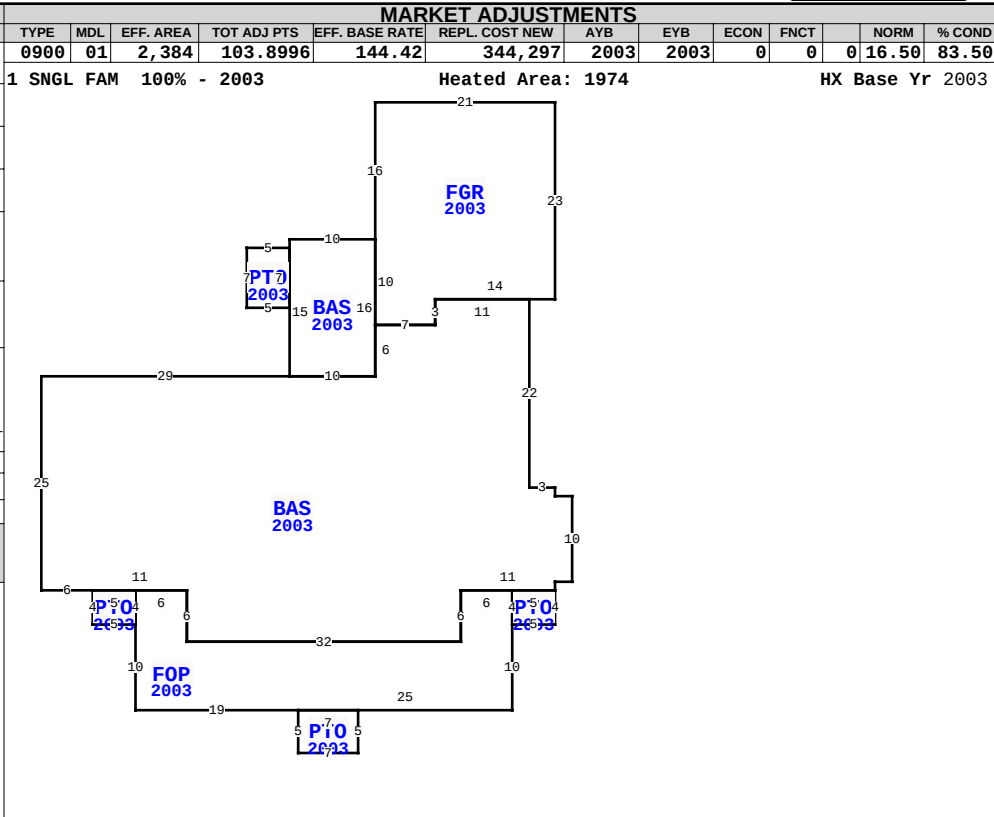
TOTALS	3,012			2,384	287,488
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200	
2	0511	GARAGE CB-	0 100	30	27	810.00	SF	40.00	40.00	100	1987	1987	3	47	15,228	
3	0510	GARAGE WD-	0 100	40	20	800.00	SF	35.00	35.00	100	1987	1987	3	20	5,600	
4	0680	POLE SHED	0 100	10	27	270.00	SF	10.00	10.00	100	1987	1987	3	20	540	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION			TOTAL OB/XF 25,543													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	50,000.00	50,000.00	75,000

REVIEW DATE	01/01/2023	BY	CD
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46622 SAULS RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	000100	C	RES	100	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	50,000.00	50,000.00	75,000

Total Acres: 1.50	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		287,488	
TOTAL MARKET OB/XF VALUE		25,543	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		388,031	
SOH/AGL Deduction		216,176	
ASSESSED VALUE		171,855	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		120,444	
TOTAL JUST VALUE		388,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7184	H/AC	0	06/01/2003
B11051	NEW CONSTR	137,915	04/01/2003
4484	N/A	13,600	11/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1088/1806	10/21/2002	WD	Q	I	06	100

GRANTOR: GRIFFIN OLIVER TERRY						
GRANTEE: WINFREY FRANCES & WY						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FGR=[YR=2003] W21 S16 BAS=[YR=2003] W10 S1 PTO=[YR=2003] W5 S7 E5 N7 \$ S15 BAS=[YR=2003] W29 S25 E6 PTO=[YR=2003] S4 E5 FOP=[YR=2003] S10 E19 PTO=[YR=2003] S5 E7 N5 W7 \$ E25 N10 PTO=[YR=2003] E5 N4 W5 S4 \$ N4 W6 S6 W32 N6 W6 S4 \$ N4 W5 \$ E11 S6 E32 N6 E11 N1 E2 N10 W2 N1 W3 N22 W11 S3 W7 S6 W10 \$ E10 N16 \$ S10 E7 N3 E14 N23 \$.						