

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	32	LOG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 50			
Roof Cover	12	MODULAR MT 50			
Interior Wall	02	WALL BD/WD 60			
Interior Wall	05	DRYWALL 40			
Interior Floo	09	PINE WOOD 90			
Interior Floo	14	CARPET 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC		8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1993	1,475	187,709
FST	25	55	1993	14	1,782
FUS	480	100	1993	480	61,085
UOP	1,490	20	1993	298	37,923
TOTALS	3,470			2,267	288,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,267	91.5516	127.26	288,498	1990	1995	0	0	0 0.00	100.00

1 SNGL FAM 100% - 0

Heated Area: 1955

HX Base Yr 1994

57

8

50

45

30

46

38

25

50

65

BAS
1993

FST
1993

UOP
1993

24

20

24

20

FUS
1993

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		288,498	
TOTAL MARKET OB/XF VALUE		6,608	
TOTAL LAND VALUE - MARKET		85,600	
TOTAL MARKET VALUE		380,706	
SOH/AGL Deduction		238,460	
ASSESSED VALUE		142,246	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		90,835	
TOTAL JUST VALUE		380,706	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,711	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

| 6224 | NEW CONSTR | 71,360 | 01/17/1990 |

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0685/1675	8/02/1993	WD	Q	I		136,500

GRANTOR: BALDWIN PHILIP & B L

GRANTEE: SYBELNIK DANIEL & T

| 0571/0970 | 6/05/1989 | WD | Q | V | | 14,200 |

GRANTOR: EDMONDS ROBT & J R

GRANTEE: BALDWIN PHILLIP & B

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W5 BAS=[YR=1993] W45 S30 E50 N25 W5 N5\$ S5 E5 N5\$UOP=[YR=1993] N8 W57 S46 E65 N46 W8 S38 W50 N30 E50\$ PTR=E28 FUS=[YR=1993] E24 S20 W24 N20\$ W28\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	40,000.00	40,000.00	85,600							

EXTRA FEATURES

54089 HUNTER RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU
BLD DATE XF DATE INC 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	35.00	100	1990	1990	3	26	4,368	

TOTALS

3,470

2,267

288,498

TOTAL OB/XF

6,608

REVIEW DATE

01/06/2023

BY

KWA

Total Acres: 2.14

Total Land Value: 85,600

Market: 0

Agricultural: 0

Common: 85,600

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