



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

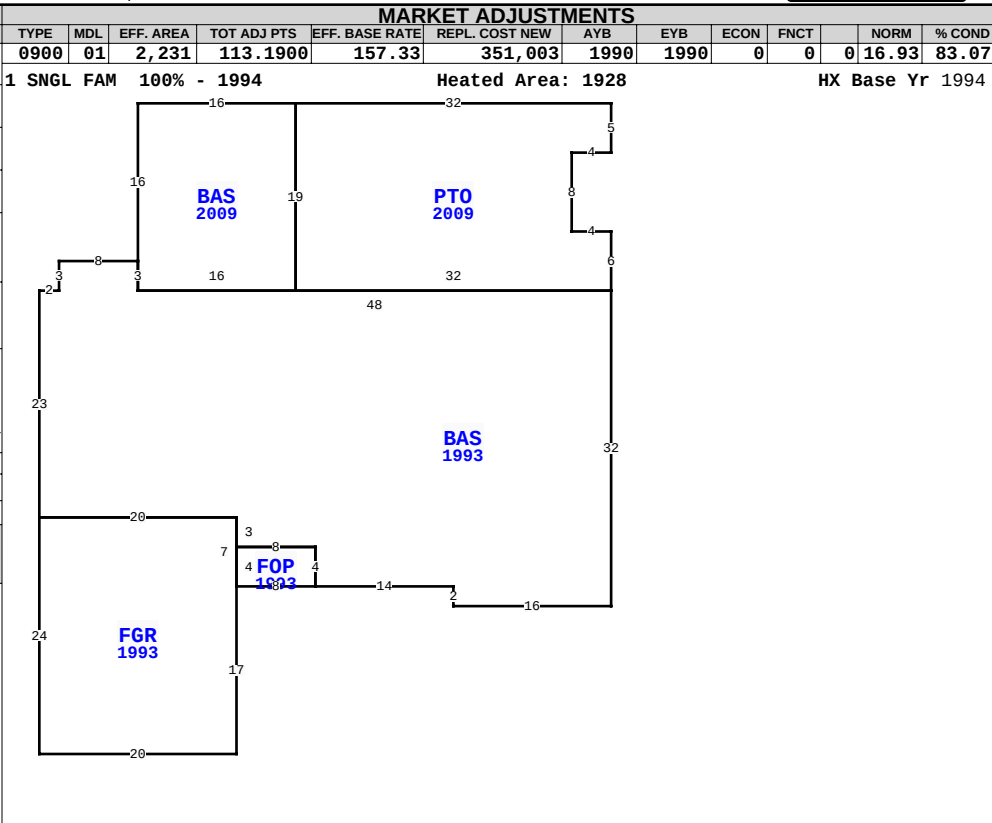
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1993	1,624	212,247
BAS	304	100	2009	304	39,731
FGR	480	55	1993	264	34,503
FOP	32	30	1993	10	1,307
PTO	576	5	2009	29	3,790

TOTALS	3,016			2,231	291,578
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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	RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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54408 SPRING LAKE DR, CALLAHAN	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	28	5,645	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

TOTAL OB/XF										11,035							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										291,578		
TOTAL LAND VALUE - MARKET										11,035		
TOTAL MARKET VALUE										65,000		
SOH/AGL Deduction										194,334		
ASSESSED VALUE										173,279		
TOTAL EXEMPTION VALUE										HX HB		
BASE TAXABLE VALUE										51,411		
TOTAL JUST VALUE										121,868		
NCON VALUE										367,613		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										351,898		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23779	ADDITION	6,746	07/01/2010
R5520	REPAIR/RRF	1,000	10/01/2003
E9415	NEW CONSTR	500	04/01/2002
B9363	GARAGE	19,008	02/01/2002
R3908	REPAIR/RRF	200	02/01/2002
R3908	REPAIR/RRF	200	02/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2617/1556	11/17/2022	WD	U	I	11	100			
GRANTOR: WHEELER GARY L & BARB									
GRANTEE: WHEELER LIVING TRUS									
0602/0795	7/20/1990	WD	Q	I	06	40,000			
GRANTOR: MOBLEY ALAN & JOELLE									
GRANTEE: WHEELER GARY & BARB									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2009] W32 BAS=[YR=2009] W16 S16 BAS=[YR=1993] W8 S3 W2 S23 FGR=[YR=1993] S24 E20 N17 FOP=[YR=1993] E8 N4 W8 S4\$ N7 W20\$ E20 S3 E8 S4 E14 S2 E16 N32 W48 N3\$ S3 E16 N19\$ S19 E32 N6 W4 N8 E4 N5\$.									