



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 100	0800	02	1,056	127.6000	114.84	121,271	1996	2016	0	0	25.00	75.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 0% - 2023													Heated Area: 1056 HX Base Yr													
Roof Cover	03	COMP SHNGL 100	24 44 24 44 BAS 2004														VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															Tax Group: 6 Tax Dist:												
Interior Floo	13	LVT/LAMNT 100															BUILDING MARKET VALUE 90,953												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 212												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 25,500												
Bedrooms	3	100															TOTAL MARKET VALUE 116,665												
Bathrooms	2	100															SOH/AGL Deduction 9,338												
Frame	02	WOOD FRAME 100															ASSESSED VALUE 107,327												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE 0												
Units	0	100															BASE TAXABLE VALUE 107,327												
Quality 04 Quality Level 04			TOTAL JUST VALUE 116,665																										
DOR CODE 0200 MOBILE HOME			NCON VALUE 0																										
MAP NUM MKT AREA 08			INCOME VALUE																										
NEIGHBORHOOD/LOC 8019.00			PREVIOUS YEAR MKT VALUE 97,570																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,056	100	2004	1,056	90,953																								
TOTALS 1,056 1,056 90,953			BLD DATE												LGL DATE														
EXTRA FEATURES			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	1242	WD DECK A	0	0	0	0	106.00	SF	10.00	10.00	100	2004	2004	3	20	212													
45010 MARVIN ST, CALLAHAN																													
04/02/2026 MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2004] W44 S24 E44 N24\$.																													
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												
1	000100	C	RES	0	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500												
OTHER ADJUSTMENTS AND NOTES																													
YEAR DENSITY DECL FRZ YR CONSRV																													
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS																													