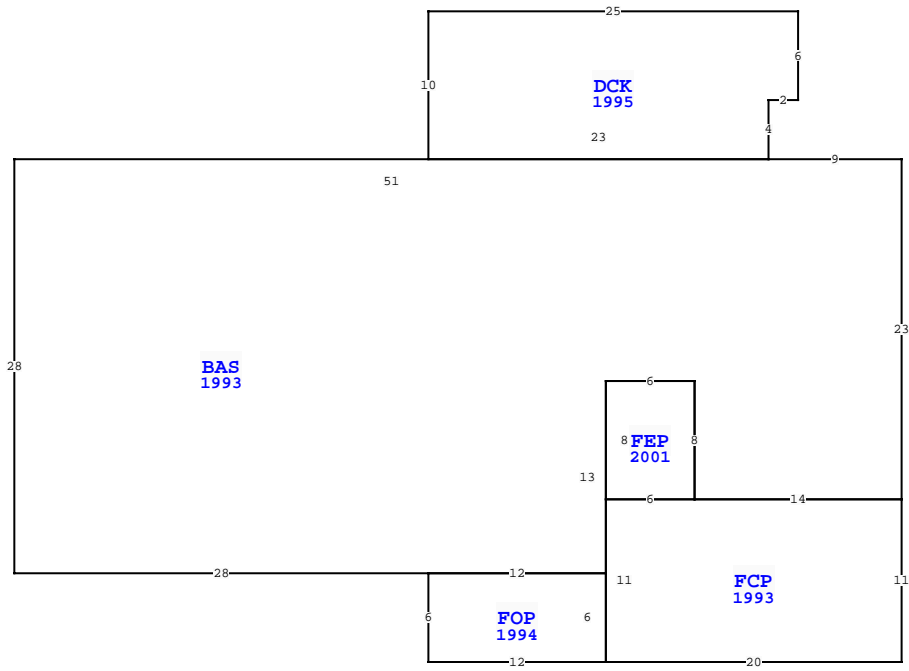


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	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	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,532	100	1,532
DCK	242	10	24
FCP	220	25	55
FEP	48	80	38
FOP	72	30	22
TOTALS	2,114		1,671

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,671	95.5800	113.50	189,658	1950	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2019 Heated Area: 1532 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			189,976
TOTAL MARKET OB/XF VALUE			5,831
TOTAL LAND VALUE - MARKET			45,500
TOTAL MARKET VALUE			241,307
SOH/AGL Deduction			76,886
ASSESSED VALUE			164,421
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			114,421
TOTAL JUST VALUE			241,307
NCON VALUE			16,439
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016034	GARAGE	19,400	11/17/2021
17002569	REPAIR/RRF	7,500	04/01/2017
E951880	CHNGE SRVC	0	06/01/1995
R95351	REPAIR/RRF	2,400	06/01/1995
M951129	H/AC	0	05/01/1995
B951845	HOUSEMVING	0	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/1455	1/05/2018	SW	Q	I	01	159,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: MIDDLEBROOKS JAMES						
2114/1628	4/14/2017	SW	U	I	37	56,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: RIVER CITY HOLDINGS						

EXTRA FEATURES		54549 CRAVEY RD, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100
2	0812	CONCRETE C	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 DCK=[YR=1995] N4 E2 N6 W25 S10 E23 \$ W51 S28 E28 FOP=[YR=1994] S6 E12 FCP=[YR=1993] E20 N11 W14 FEP=[YR=2001] N8 W6 S8 E6 \$ W6 S11\$ N6 W12 \$ E12 N13 E6 S8 E14 N23 \$ .	

LAND DESCRIPTION		TOTAL OB/XF																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,500							



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	750	100
TOTALS	750	100
		750
		16,439

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2019			Heated Area: 750			HX Base Yr 2019						
BLD DATE _____ LGL DATE _____ XF DATE _____ LAND DATE _____ INC DATE _____ AG DATE _____												

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		189,976	
TOTAL MARKET OB/XF VALUE		5,831	
TOTAL LAND VALUE - MARKET		45,500	
TOTAL MARKET VALUE		241,307	
SOH/AGL Deduction		76,886	
ASSESSED VALUE		164,421	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		114,421	
TOTAL JUST VALUE		241,307	
NCON VALUE		16,439	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6649	NEW CONSTR	2,500	05/07/1990
4157	NEW CONSTR	49,935	06/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/1455	1/05/2018	SW Q	Q	I	01	159,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: MIDDLEBROOKS JAMES						
2114/1628	4/14/2017	SW U	U	I	37	56,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: RIVER CITY HOLDINGS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

TOTAL OB/XF													0
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2022] W30 S25 E30 N25\$.												

LAND DESCRIPTION													TOTAL OB/XF													0
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		