



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	202,714
FOP	120	30	36	3,649
FUS	672	100	672	68,112
UGR	588	45	265	26,860

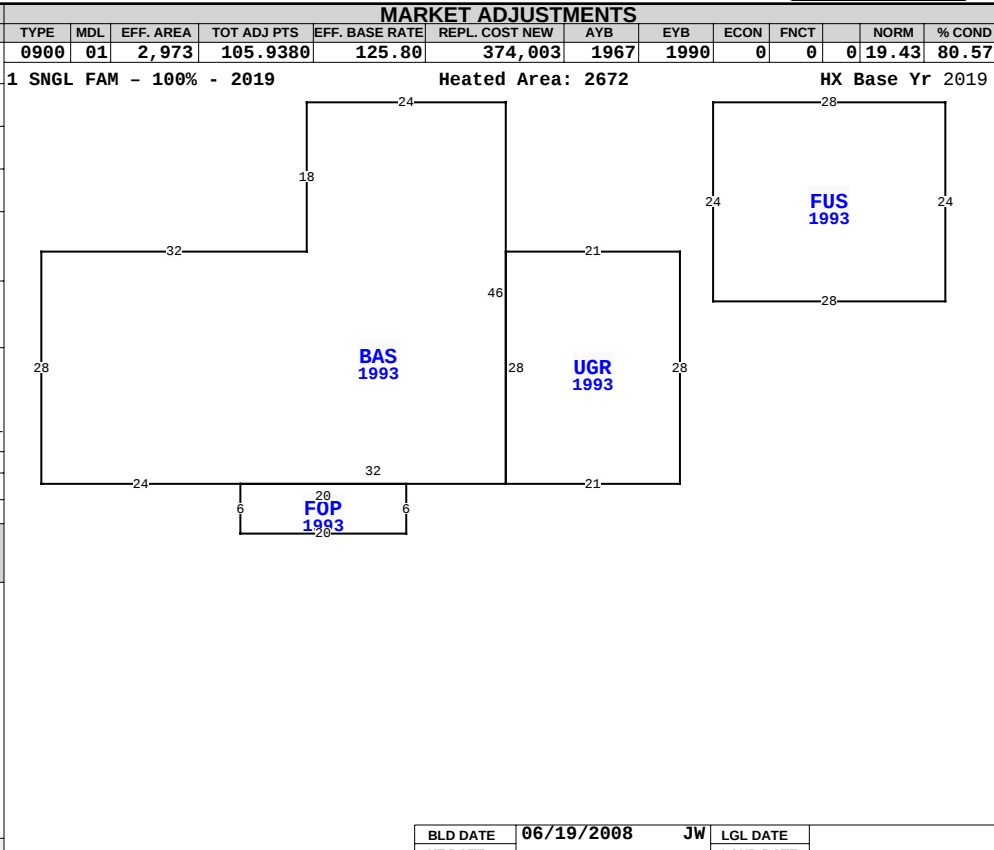
TOTALS	3,380		2,973	301,334
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0861	POOL GUNIT	0	100	0	0			576.00	SF	85.00				9,792	
2	0940	SHEDS/PORT	0	100	0	0			128.00	SF	20.10				515	
3	0810	CONCRETE A	0	100	80	8			640.00	SF	6.50				1,706	
4	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				1,960	
5	0845	KOOL DECK	0	100	0	0			750.00	SF	7.25				1,903	
6	1242	WD DECK A	0	100	0	0			668.00	SF	10.00				1,336	
7	0350	CARPORT WD	0	100	0	0			432.00	SF	13.00				1,123	
8	0810	CONCRETE A	0	100	38	14			532.00	SF	6.50				2,144	

LAND DESCRIPTION																
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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		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,850							



450841 SR 200, CALLAHAN

TOTAL OB/XF																
20,479																

NASSAU COUNTY PROPERTY																
PAGE 1 of 1																

VALUATION BY		STANDARD														
Tax Group: 6		Tax Dist:														
BUILDING MARKET VALUE		301,334														
TOTAL MARKET OB/XF VALUE		20,479														
TOTAL LAND VALUE - MARKET		45,850														
TOTAL MARKET VALUE		367,663														
SOH/AGL Deduction		159,128														
ASSESSED VALUE		208,535														
TOTAL EXEMPTION VALUE		50,000														
BASE TAXABLE VALUE		158,535														
TOTAL JUST VALUE		367,663														
NCON VALUE		0														
INCOME VALUE																
PREVIOUS YEAR MKT VALUE		255,292														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002189	REPAIR/RRF	12,000	03/01/2018

SALES DATA									
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/0011	12/31/2018	SW	Q	I	01	217,800
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: 450841 SR 200 TRUST						
2176/1554	1/29/2018	SW	U	I	12	131,000
GRANTOR: MORGAN STANLEY MORTGA						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=1993] W24 S18 W32 S28 E24 FOP=[YR=1993] S6 E20 N6
W20\$ E32 UGR=[YR=1993] E21 N28 W21 S28\$ N46\$ PTR=E25
FUS=[YR=1993] E28 S24 W28 N24\$ W25\$.