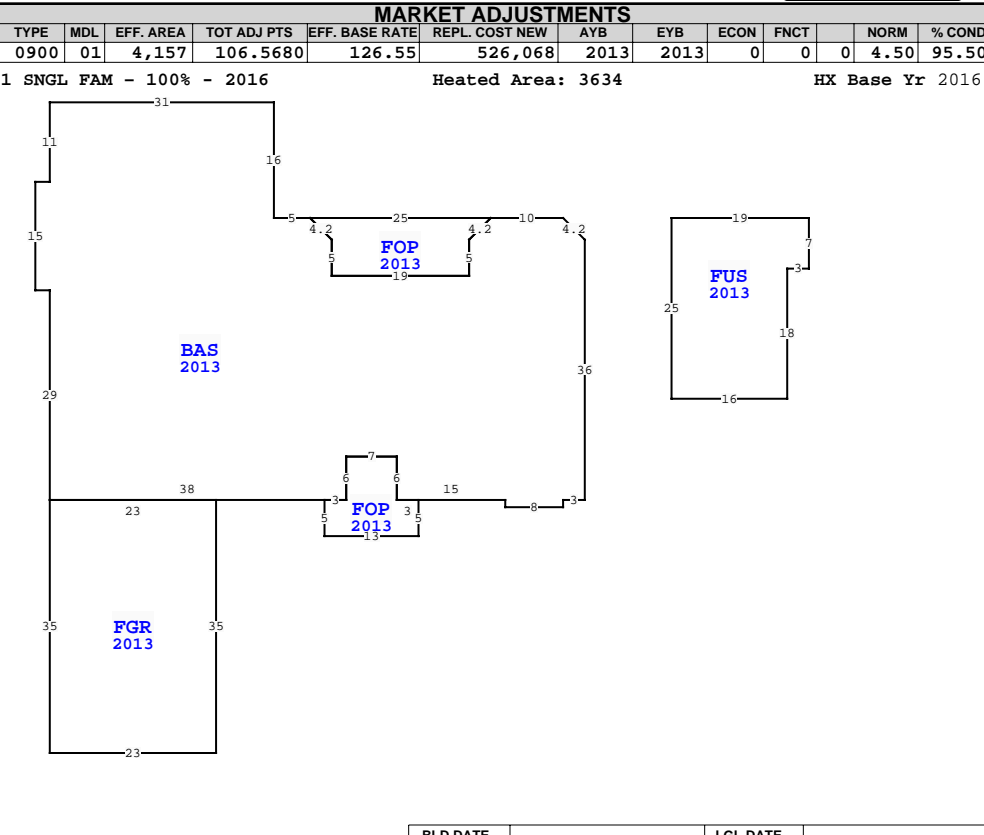


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		5	100
Frame	03	MASONRY	100
Stories	2.	2.	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	8018.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,213	100	3,213
FGR	805	55	443
FOP	107	30	32
FOP	161	30	48
FUS	421	100	421
TOTALS	4,707		4,157
			502,395



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		502,395	
TOTAL MARKET OB/XF VALUE		79,404	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		641,799	
SOH/AGL Deduction		292,251	
ASSESSED VALUE		349,548	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		299,548	
TOTAL JUST VALUE		641,799	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,687	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002705	REPAIR/RRF	60,000	02/17/2022
B1632145	SWIM POOL	40,000	04/01/2016
B0821274	CO ISSUED	0	06/11/2015
M15056	MECH OTHER	0	02/01/2010
E22265	ELEC OTHER	10,000	11/01/2009
P13785	OTHER	0	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/0846	6/17/2015	WD	U	I	11	100
GRANTOR: VELEBER TROY						
GRANTEE: STEVENS DAVID & ELI						
1961/1877	2/09/2015	WD	U	I	12	140,000
GRANTOR: AMERIS BANK						
GRANTEE: VELEBER TROY						

EXTRA FEATURES		45379 AMERICAN DREAM DR, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0812	CONCRETE C	4.00
2	0861	POOL GUNIT	85.00
3	0855	CONC PAVER	10.00
4	0855	CONC PAVER	10.00
5	0810	CONCRETE A	6.50
6	0479	VF PICKET	10.00
7	0462	ST/AL FNC	10.00
8	0476	VF 6 SBPL	32.00
9	0940	SHEDS/PORT	45.00

L	OB/XF	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	0812	CONCRETE C	0	100	0	0	1,849.00	SF	4.00	4.00	100	2015	2015	3	96	7,100	
2	0861	POOL GUNIT	0	100	0	0	492.00	SF	85.00	85.00	100	2016	2016	3	84	35,129	
3	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2016	2016	3	97	7,663	
4	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2016	2016	3	97	320	
5	0810	CONCRETE A	0	100	0	0	787.00	SF	6.50	6.50	100	2016	2016	3	97	4,962	
6	0479	VF PICKET	0	100	0	0	180.00	LF	10.00	10.00	100	2016	2016	3	92	1,656	
7	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2016	2016	3	84	4,435	
8	0476	VF 6 SBPL	0	100	0	0	330.00	LF	32.00	32.00	100	2016	2016	3	92	9,715	
9	0940	SHEDS/PORT	0	100	12	20	240.00	SF	45.00	45.00	100	2016	2016	3	78	8,424	
TOTAL OB/XF																79,404	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2013] W10 FOP=[YR=2013] W25 D3 R3 S5 E19 N5 U3 R3 \$ D3 L3 S5 W19 N5 U3 L3 W5 N16 W31 S11 W2 S15 E2 S29 FGR=[YR=2013] S35 E23 N35 W23\$ E38 FOP=[YR=2013] S5 E13 N5 W3 N6 W7 S6 W3\$ E3 N6 E7 S6 E15 S1 E8 N1 E3 N36 U3 L3 \$ PTR= E15 FUS=[YR=2013] E19 S7 W3 S18 W16 N25\$ W15\$.			

LAND DESCRIPTION		TOTAL OB/XF 79,404																						
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							