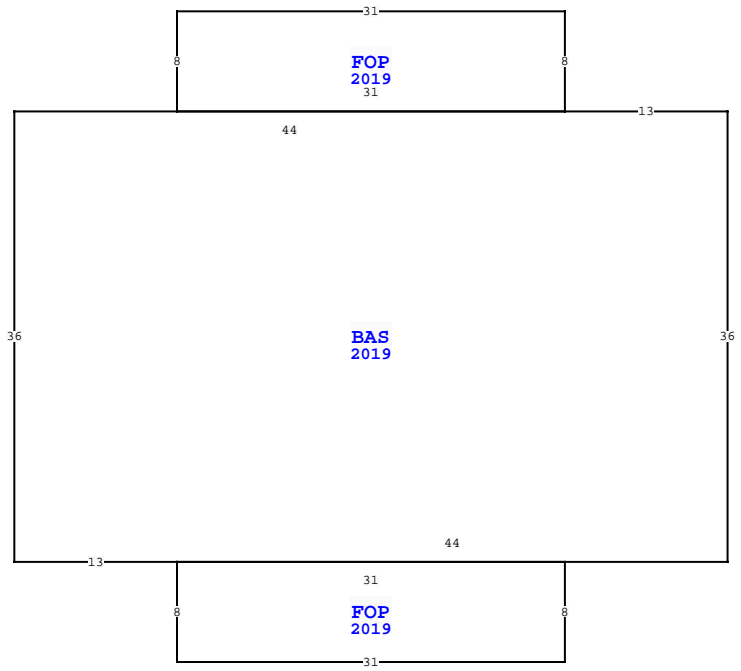




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,052	100	2,052
FOP	248	30	74
FOP	248	30	74
TOTALS	2,548		2,200
			255,719

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,200	98.8722	117.41	258,302	2019	2019	0	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2020 Heated Area: 2052 HX Base Yr 2020													



NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE			267,574		
TOTAL MARKET OB/XF VALUE			6,927		
TOTAL LAND VALUE - MARKET			54,000		
TOTAL MARKET VALUE			328,501		
SOH/AGL Deduction			132,249		
ASSESSED VALUE			196,252		
TOTAL EXEMPTION VALUE			50,000		
BASE TAXABLE VALUE			146,252		
TOTAL JUST VALUE			328,501		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			277,109		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009341	CO ISSUED	0	08/30/2019
19007715	GARAGE	45,611	07/19/2019
19003730	NEW CONSTR	315,764	04/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/1190	11/19/2018	QC	U	V	11	100
GRANTOR: ROBERTS WILLIAM C & W						
GRANTEE: ROBERTS WILLIAM C &						
2238/1188	11/16/2018	QC	U	V	11	100
GRANTOR: KORDULA WAYNE ALAN						
GRANTEE: ROBERTS WANDA SHANN						

EXTRA FEATURES														43128 WARHORSE WAY, CALLAHAN		
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	0812	CONCRETE C	0	100	0	0			4.00	100	2019	2019	3	99	5,318	
2	0810	CONCRETE A	0	100	25	10			6.50	100	2019	2019	3	99	1,609	
TOTAL OB/XF 6,927																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2019] W13 FOP=[YR=2019] N8 W31 S8 E31\$ W44 S36 E13													
FOP=[YR=2019] S8 E31 N8 W31\$ E44 N36\$.													

LAND DESCRIPTION														TOTAL OB/XF 6,927										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

