

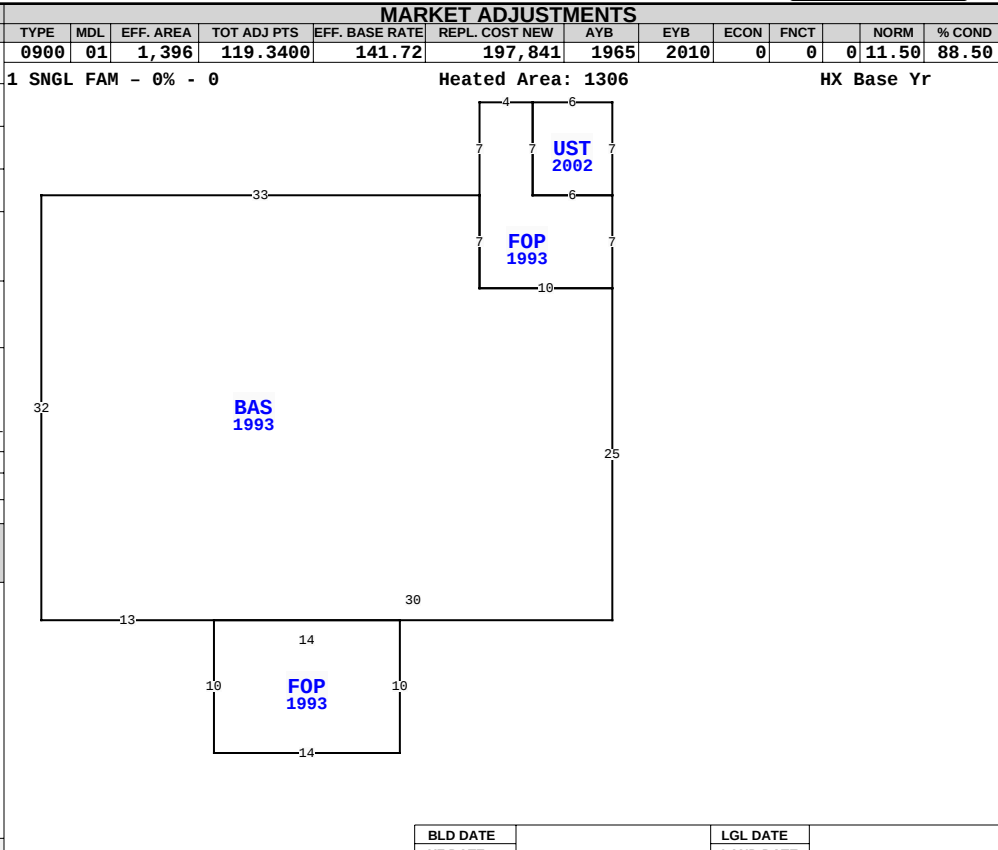


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100	1,306	163,801
FOP	98	30	29	3,637
FOP	140	30	42	5,268
UST	42	45	19	2,383
TOTALS	1,586		1,396	175,089

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A



615729 RIVER RD, CALLAHAN				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
576.00	SF	6.50	6.50	100	1980	1980	3	35	1,310		

LAND DESCRIPTION			TOTAL OB/XF													1,310
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
1	000100	C	SFR	0	0004	RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		175,089	
TOTAL MARKET OB/XF VALUE		1,310	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		216,399	
SOH/AGL Deduction		8,179	
ASSESSED VALUE		208,220	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		208,220	
TOTAL JUST VALUE		216,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2472/0978	6/14/2021	WD	Q	I	01	215,000			
GRANTOR: STOUT ERWIN T JR & SA									
GRANTEE: WELSH SHARON & MICH									
2047/1585	5/20/2016	QC	U	I	11	100			
GRANTOR: BURROUGHS LINDA W									
GRANTEE: STOUT ERWIN THOMAS									

BUILDING NOTES									

BUILDING DIMENSIONS									
UST=[YR=2002] W6 FOP=[YR=1993] W4 S7 BAS=[YR=1993] W33 S32 E13 FOP=[YR=1993] S10 E14 N10 W14\$ E30 N25 W10 N7\$ S7 E10 N7 W6 N7\$ S7 E6 N7\$.									