

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	8023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,082	100	2,082	250,249
FGR	620	55	341	40,987
FOP	138	30	41	4,928
FSP	253	40	101	12,140
FST	56	55	31	3,726
STP	14	10	1	120
UUS	336	50	168	20,193

TOTALS	3,499		2,765	332,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,189.00	SF	5.20	5.20	
2	0812	CONCRETE C	0	100	0	0	2,446.00	SF	4.00	4.00	
3	0681	POLE SHED	0	100	36	30	1,080.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,765	105.9840	125.86	348,003	2016	2016	0	0	4.50	95.50
1 SNGL FAM - 100% - 2017 Heated Area: 2082 HX Base Yr 2017											

55243 COUNTRY TRAIL DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
31,073											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						332,343					
TOTAL MARKET OB/XF VALUE						31,073					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						413,416					
SOH/AGL Deduction						152,762					
ASSESSED VALUE						260,654					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						210,654					
TOTAL JUST VALUE						413,416					
NCON VALUE						15,390					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						312,116					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632325	CO ISSUED	0	10/04/2016
B1632325	NEW CONSTR	265,380	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2491/0421	8/20/2021	SW	U	I	11	100	
GRANTOR: LADSON PHYLLIS & JOHN							
GRANTEE: SAWYER SHAYE B							
2034/1168	3/15/2016	WD	Q	V	01	30,000	
GRANTOR: OVERSTREET KENNETH B							
GRANTEE: LADSON PHYLLIS & JO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W30 N1 FSP=[YR=2020] N11 W8 STP=[YR=2016] N2 W7 S2 E7\$ W15 S11 E23\$ W23 S1 W14 S38 E15 N1 FOP=[YR=2016] E23 N6 W23 S6\$ N6 E31 FGR=[YR=2016] S21 E25 N28 W5 FST=[YR=2016] W14 S4 E14 N4\$ S4 W20 S3\$ N3 E6 N4 E15 N24\$ PTR=E20 UUS=[YR=2016] E14 S24 W14 N24\$ W20\$.											