

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

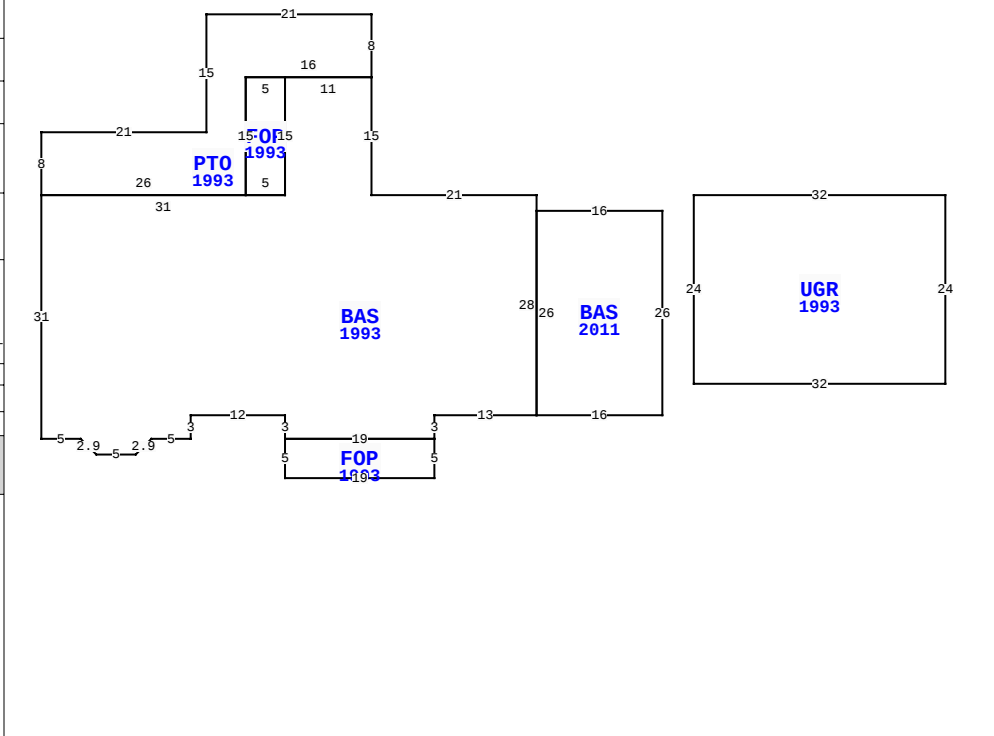
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,057	100	2,057	187,340
BAS	416	100	416	37,887
FOP	75	30	22	2,003
FOP	95	30	28	2,550
PTO	411	5	21	1,912
UGR	768	45	346	31,512

TOTALS	3,822		2,890	263,205
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,574.00	SF	4.00	
4	0510	GARAGE WD-	0 100	12	24	288.00	SF	28.00	
5	0350	CARPORT WD	0 100	64	26	1,664.00	SF	6.50	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,890	91.0296	108.10	312,409	1983	1988	0	0
1 SNGL FAM - 100% - 2004 Heated Area: 2473 HX Base Yr 2004									



613105 RIVER RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		263,205	
TOTAL MARKET OB/XF VALUE		10,799	
TOTAL LAND VALUE - MARKET		81,000	
TOTAL MARKET VALUE		355,004	
SOH/AGL Deduction		177,783	
ASSESSED VALUE		177,221	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		127,221	
TOTAL JUST VALUE		355,004	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26280	REMODEL	1,000	08/01/2012
R12703	METAL ROOF	12,000	07/01/2011
B24981	ADDITION	42,390	07/01/2011
7953	ADDITION	24,590	03/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1624/0246	6/11/2009	WD U	I	11	
GRANTOR: ROUNTREE RAYMOND LEW					
GRANTEE: ROUNTREE RAYMOND LE					
1155/1856	7/23/2003	WD U	I	06	
GRANTOR: DAVIS PHILIP W & TERI					
GRANTEE: ROUNTREE RAYMOND LE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 N15 PTO=[YR=1993] N8 W21 S15 W21 S8 E26									
FOP=[YR=1993] E5 N15 W5 S15\$ N15 E16\$ W11 S15 W31 S31 E5 R2									
D2 E5 U2 R2 E5 N3 E12 S3 FOP=[YR=1993] S5 E19 N5 W19\$ E19									
N3 E13 BAS=[YR=2011] E16 N26 W16 S26\$ N28\$ PTR=E20									
UGR=[YR=1993] E32 S24 W32 N24\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.50
TOTAL OB/XF 10,799									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	18,000.00	18,000.00	81,000		