

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	3,022	100	3,022	378,864
FGR	506	55	278	34,853
FOP	291	30	87	10,907
FOP	409	30	123	15,421

TOTALS	4,228		3,510	440,044
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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	0811	CONCRETE B	0 100	0	0	570.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0004		0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,510	96.3090	137.24	481,712	2005	2010	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 3022									
HX Base Yr 2023									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
61182 RIVER RD, CALLAHAN									
05/18/2023 MLU									

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0 100	0	0	570.00	SF	5.20	5.20	100	2005	2005	3	87	2,579	

TOTAL OB/XF									
5,729									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					440,044				
TOTAL MARKET OB/XF VALUE					5,729				
TOTAL LAND VALUE - MARKET					72,000				
TOTAL MARKET VALUE					517,773				
SOH/AGL Deduction					125,213				
ASSESSED VALUE					392,560				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					342,560				
TOTAL JUST VALUE					517,773				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					461,347				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001606	GARAGE	83,764	02/06/2023
22004396	REPAIR/RRF	20,000	03/21/2022
M0509200	MECH OTHER	0	02/01/2005
P08979	OTHER	0	02/01/2005
B13995	NEW CONSTR	0	01/01/2005
W04262	NEW CONSTR	0	01/03/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2565/1242	5/18/2022	WD	Q	I	05	650,000	
GRANTOR: LAWSON PHILIP M & YOL							
GRANTEE: BOWERMAN LORY M & R							
1289/0574	1/20/2005	WD	U	V	07	100	
GRANTOR: TANNER DONALD & BETTY							
GRANTEE: LAWSON PHILIP M & Y							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2005] W23 S4 FOP=[YR=2005] W39 BAS=[YR=2005] N6 W18 S18 E5 S50 E16 N5 FOP=[YR=2005] E32 N8 W13 N5 W7 S5 W12 S8\$ N8 E12 N5 E7 S5 E13 N2 E14 N9 E13 N20 W23 N11 W9 N2 W7 S2 W1 S7 W20 N2 W2 N12\$ S12 E2 S2 E20 N7 E1 N2 E7 S2 E9 N7 \$ S18 E23 N22\$.									