



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	211,090
FGR	312	55	172	18,172
FOP	364	30	109	11,516
FOP	1,227	30	368	38,880
FOP	300	30	90	9,508

TOTALS	4,201		2,737	289,166
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1243	WD DECK F	0 100	24	12	288.00	SF	8.00	8.00	100	1985
2	0510	GARAGE WD-	0 100	30	24	720.00	SF	23.45	23.45	100	1987
3	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	1985
4	0681	POLE SHED	0 100	30	13	390.00	SF	9.00	9.00	100	1985
5	0681	POLE SHED	0 100	30	13	390.00	SF	15.00	15.00	100	1989
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
7	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	13.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	244.00	445.00	2.50	AC	1.00

REVIEW DATE	08/18/2017	BY	KBX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,737	107.1900	127.29	348,393	1988	1988	0	0	0 17.00	83.00	
1 SNGL FAM - 100% - 2002 Heated Area: 1998 HX Base Yr 2002												

43002 DANSON LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	1243	WD DECK F	0 100	24	12	288.00	SF	8.00	8.00	100	1985	1985	3	20	461	
2	0510	GARAGE WD-	0 100	30	24	720.00	SF	23.45	23.45	100	1987	1987	3	20	3,377	
3	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	1985	1985	3	49.5	463	
4	0681	POLE SHED	0 100	30	13	390.00	SF	9.00	9.00	100	1985	1985	3	20	702	
5	0681	POLE SHED	0 100	30	13	390.00	SF	15.00	15.00	100	1989	1989	3	20	1,170	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
7	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	13.00	100	2008	2008	3	40	749	

TOTAL OB/XF	9,232
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0007	OR	244.00	445.00	2.50	AC	1.00	1.00	1.00	35,000.00	35,000.00	87,500

Total Acres: 2.50	Total Land Value: 87,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		289,166	
TOTAL MARKET OB/XF VALUE		9,232	
TOTAL LAND VALUE - MARKET		87,500	
TOTAL MARKET VALUE		385,898	
SOH/AGL Deduction		209,759	
ASSESSED VALUE		176,139	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		121,139	
TOTAL JUST VALUE		385,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,955	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4713	NEW CONSTR	81,000	03/07/1988
4859	NEW CONSTR	3,000	03/07/1988
2482	H/AC	4,000	03/07/1988
2941	NEW CONSTR	0	03/07/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0513/0216	3/18/1987	WD	U	V	
GRANTOR: HIGGINBOTHAM RAY & M					
GRANTEE: ANGLEA DEL & ELISE					
0499/0067	9/26/1986	WD	U	V	
GRANTOR: HIGGINBOTHAM RAY					
GRANTEE: ANGLEA DEL & ELSIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W43 FOP=[YR=2012] W30 FOP=[YR=1993] W7 S54 E80 N27 W7 FGR=[YR=1993] N17 W20 S13 E7 S4 E13 \$ S17 W66 N44 \$ S10 BAS=[YR=1993] S34 E66 N17 W13 N4 W7 N13 W4 N3 W1 N3 W10 S3 W1 S3 W30 \$ E30 N10 \$ S7 E1 N3 E10 S3 E1 S3 E31 N10 \$.											