

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	5 100
Frame	04 REIN CONC 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	5,599	116.8072	138.71	776,637	2018	2018	0	0	0	3.00	97.00		
1 SNGL FAM - 100% - 2019 Heated Area: 4704 HX Base Yr 2019														



NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		813,952			
TOTAL MARKET OB/XF VALUE		66,327			
TOTAL LAND VALUE - MARKET		273,250			
TOTAL MARKET VALUE		997,829			
SOH/AGL Deduction		231,582			
ASSESSED VALUE		766,247			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		716,247			
TOTAL JUST VALUE		1,153,529			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		740,974			

Quality	04 Quality Level 04			
DOR CODE	5000 IMPROVED AG			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,540	100	3,540	476,302
FGR	1,016	55	559	75,213
FOP	143	30	43	5,786
FOP	168	30	50	6,728
FOP	168	30	50	6,728
FOP	406	30	122	16,415
FST	100	55	55	7,400
FUS	1,164	100	1,164	156,614
PTO	90	5	4	538
STR	25	10	2	269
TOTALS	6,916		5,599	753,338

** This building has 11 Sub-Areas
 47100 ROCHAY RDG, CALLAHAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009038	GARAGE	100,380	12/01/2018
17003087	CO ISSUED	0	04/10/2018
17007460	SWIM POOL	55,485	01/01/2018
17003087	NEW CONSTR	583,791	07/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/1080	5/26/2016	WD Q	Q	V	05	225,000

GRANTOR: YOUNG GARY R & MELYND
GRANTEE: ROCHAY HOWARD OSCAR
1520/0279 8/20/2007 WD U V 01 100
GRANTOR: YOUNG GARY R & MELYND
GRANTEE: YOUNG GARY R

BUILDING NOTES	
BUILDING DIMENSIONS FGR=[YR=2018] W18 FST=[YR=2018] N10 PTO=[YR=2018] N9 W10 BAS=[YR=2018] N1 W22 S1 FOP=[YR=2018] W29 S14 E29 N14\$ S4 W29 N14 W6 S11 W12 S24 FOP=[YR=2018] W8 S21 E8 N21\$ S27 E7 FOP=[YR=2018] S6 E28 N6 W28\$ E36 N10 E28 N19 W2 N33\$ S9 E10\$ W10 S10 E10\$ W10 S14 E2 S24 E26 N38\$ PTR=E30 FUS=[YR=2018] E20 STR=[YR=2018] E8 S12 W8 N12\$ S12 E8 N10 E15 S28 W43 N5 FOP=[YR=2018] W8 N21 E8 S7 STR=[YR=2018] E5 S5 W5 N5\$ S5 E5 N5 W5 S14\$ N25\$ W30\$.	

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0861	POOL GUNIT	0 100	0	0	608.00	SF	85.00	85.00	100	2018	2018	3	90	46,512	
3	0855	CONC PAVER	0 100	0	0	1,387.00	SF	10.00	10.00	100	2018	2018	3	98	13,593	
4	0462	ST/AL FNC	0 100	0	0	408.00	SF	10.00	10.00	100	2018	2018	3	90	3,672	
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION		TOTAL OB/XF 66,327																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.80	AC		1.00	1.00	1.00	550.00	550.00	3,740							
2	009530	C	POND	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005902	A	HARDWOOD SI	0			0.00	0.00	3.20	AC		1.00	1.00	1.00	175.00	175.00	560							
4	009900	C	AC NON-AG	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	112,000							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

2023

33-3N-25-0000-0002-0020

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floop	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC		5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	55,104
FOP	600	30	180	5,511
TOTALS	2,400		1,980	60,614

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 GARAGE RES - 100% - 2019				31.56	62,489	2019	2019	0	0	3.00	97.00

Heated Area: 1800 HX Base Yr 2019

FOP 2020, BAS 2020

47100 ROCHAY RDG, CALLAHAN

BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
	05/19/2023				

EXTRA FEATURES	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES
						0	

NASSAU COUNTY PROPERTY			
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GRANTEE: ROCHAY HOWARD OSCAR							
1520/0279	8/20/2007	WD U	U	V	01	100	
GRANTOR: YOUNG GARY R & MELYND							
GRANTEE: YOUNG GARY R							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W30 FOP=[YR=2020] W10 S60 E10 N60\$ S60 E30 N60\$.

LAND DESCRIPTION		TOTAL OB/XF																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV