



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		2.5 100
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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	252,769
FOP	210	30	63	8,674
FOP	240	30	72	9,912
TOTALS	2,286		1,971	271,355

EXTRA FEATURES														
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
1	0510	GARAGE WD-	0 100	26	31	806.00	SF	35.00	35.00	100	2018	2018	3	90

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100			0.00	0.00	3.77	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,971	117.6980	139.77	275,487	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 100% - 2019 Heated Area: 1836 HX Base Yr 2019											
46501 MIDDLE RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 07/11/2018 MF											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						271,355					
TOTAL MARKET OB/XF VALUE						25,389					
TOTAL LAND VALUE - MARKET						67,860					
TOTAL MARKET VALUE						364,604					
SOH/AGL Deduction						141,396					
ASSESSED VALUE						223,208					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						173,208					
TOTAL JUST VALUE						364,604					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						282,371					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2218470	SWIM POOL	58,000	12/15/2022
17004216	CO ISSUED	0	02/05/2018
17006462	GARAGE	37,011	11/01/2017
17004216	NEW CONSTR	221,907	08/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2123/1056	5/26/2017	QC	U	V	11	100			
GRANTOR: RAYONIER ATLANTIC TIM									
GRANTEE: BOLGER ADAM ROY & A									
2123/1053	5/26/2017	QC	U	V	11	100			
GRANTOR: RAYONIER FOREST RESOU									
GRANTEE: BOLGER ADAM ROY & A									
BUILDING NOTES									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2018] W12 FOP=[YR=2018] N8 W30 S8 E30\$ W42 S34 E12 FOP=[YR=2018] S7 E30 N7 W30\$ E42 N34\$.														