



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	1,789	207,109
FGR	575	55	316	36,583
FOP	168	30	50	5,789
FOP	603	30	181	20,954
TOTALS	3,135		2,336	270,435

EXTRA FEATURES	
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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		2016	2016	3	98	1,960	
2	0810	CONCRETE A	0	100	0	0		356.00	SF 6.50		2016	2016	3	97	2,245	
3	0940	SHEDS/PORT	0	100	12	35		420.00	SF 30.00		2017	2017	3	82	10,332	
4	0351	CARPORT MT	0	100	30	35		1,050.00	SF 10.00		2017	2017	3	82	8,610	

LAND DESCRIPTION			TOTAL OB/XF 23,147													
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
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	006100	A	PASTURE 2	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	400.00	400.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	16,000.00	16,000.00

REVIEW DATE	08/14/2018	BY	KB
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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	2,336	101.8710	120.97	282,586	2016	2016	0	0	4.30	95.70
1 SNGL FAM - 100% - 2018 Heated Area: 1789 HX Base Yr 2018											
53285 EQUESTRIAN WAY, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/19/2023 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										270,435		
TOTAL MARKET OB/XF VALUE										23,147		
TOTAL LAND VALUE - MARKET										108,220		
TOTAL MARKET VALUE										340,650		
SOH/AGL Deduction										107,876		
ASSESSED VALUE										232,774		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										182,774		
TOTAL JUST VALUE										401,802		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										240,723		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633068	XFOB	0	09/16/2016
B1531157	CO ISSUED	0	07/11/2016
B1531157	NEW CONSTR	244,072	09/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2459/1286	4/30/2021	QC	U	I	11	100			
GRANTOR:ROBINSON KELLY L & JA									
GRANTEE:KELLY JAMES RAY & K									
1989/0815	6/25/2015	WD	U	V	30	100			
GRANTOR:KELLY RANCH INC									
GRANTEE:ROBINSON KELLY L ET									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W47 S3 BAS=[YR=2016] W13 S29 FGR=[YR=2016] S23 E25 N4 FOP=[YR=2016] E21 N8 W21 S8\$ N19 W25\$ E25 S11 E21 S9 E14 N32 W14 N10 W32 N7 W1\$ E1 S7 E32 S10 E14 N20\$.									