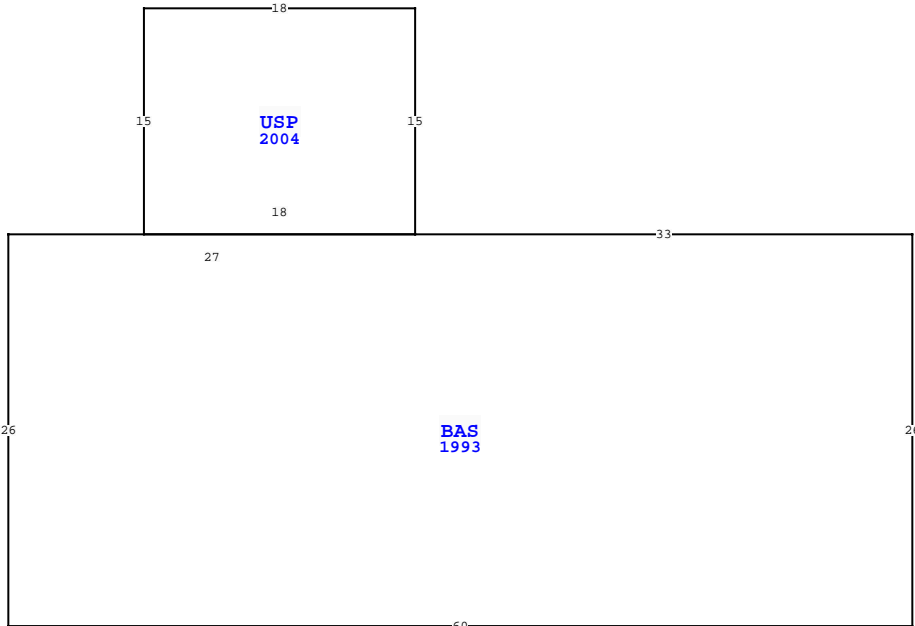


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,560	100	1,560
USP	270	50	135
TOTALS	1,830		1,695
			38,738

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,695	117.2000	76.18	129,125	1988	1988	0	0	70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1560 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			38,738
TOTAL MARKET OB/XF VALUE			8,963
TOTAL LAND VALUE - MARKET			34,200
TOTAL MARKET VALUE			81,901
SOH/AGL Deduction			50,224
ASSESSED VALUE			31,677
TOTAL EXEMPTION VALUE	HX HB DX		30,000
BASE TAXABLE VALUE			1,677
TOTAL JUST VALUE			81,901
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/0581	1/04/2018	WD	U	I	37	10,000
GRANTOR: WAYCASTER JOHN D SR &						
GRANTEE: STAAB MICHAEL & BAR						
1826/1426	11/21/2012	WD	Q	I	02	69,000
GRANTOR: PUTMAN ROGER LEE & NA						
GRANTEE: WAYCASTER JOHN D SR						

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	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	100	0	0			15.00	100	1985	1985	3	20	702	
2	0811	CONCRETE B	0	100	45	21		SF 5.20	5.20	100	1988	1988	3	57	2,801	
3	0810	CONCRETE A	0	100	102	3		SF 6.50	6.50	100	1988	1988	3	57	1,134	
4	0500	FP-PRE FAB	0	100	0	0		UT 3,500.00	3,500.00	100	1988	1988	3	66	2,310	
5	0510	GARAGE WD-	0	100	24	12		SF 35.00	35.00	100	1985	1985	3	20	2,016	
TOTALS															8,963	

BLD DATE		04/25/2007	DJ	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
54226 FOURACRE CIR, CALLAHAN	

BUILDING DIMENSIONS	
BAS=[YR=1993] W33 USP=[YR=2004] N15 W18 S15 E18 \$ W27 S26 E60 N26 \$.	

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	CONSVR
1	000102	C	SFR/MH	100	0005	RM	0.00	0.00	3.80	AC		1.00	1.00	0.50	18,000.00	9,000.00	34,200							