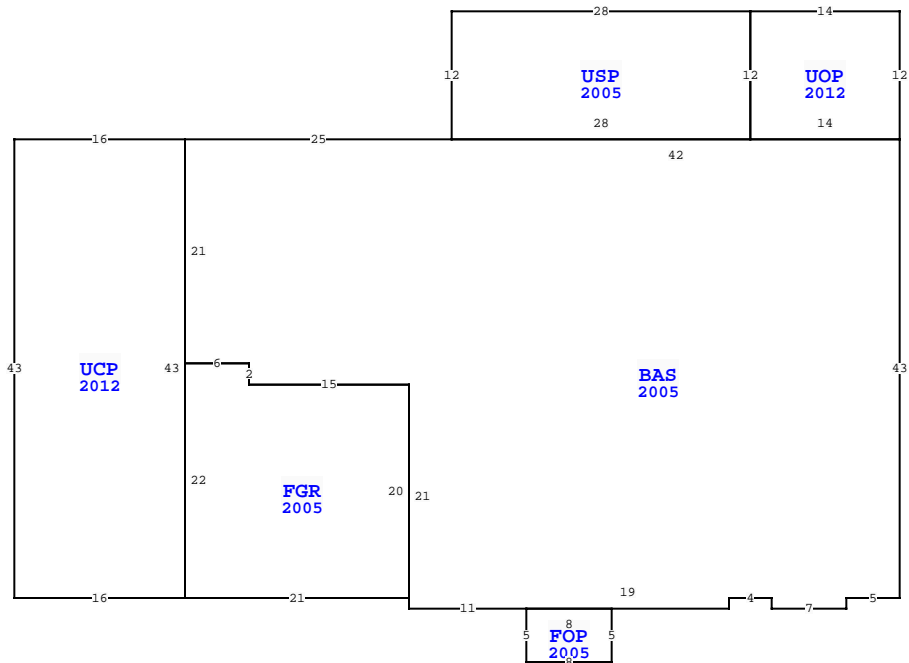


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,009	104.1440	123.67	372,123	2005	2005	0	0	12.75	87.25		
1 SNGL FAM - 100% - 2018 Heated Area: 2486 HX Base Yr 2018													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8017.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	2,486	268,245
FGR	432	55	238	25,680
FOP	40	30	12	1,295
UCP	688	20	138	14,890
UOP	168	20	34	3,669
USP	336	30	101	10,898
TOTALS	4,150		3,009	324,677

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				324,677
TOTAL MARKET OB/XF VALUE				24,842
TOTAL LAND VALUE - MARKET				90,000
TOTAL MARKET VALUE				439,519
SOH/AGL Deduction				219,899
ASSESSED VALUE				219,620
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				169,620
TOTAL JUST VALUE				439,519
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				295,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005113	GARAGE	19,120	07/01/2018
M9796	H/AC	0	05/01/2005
B15003	NEW CONSTR	176,999	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0205	8/10/2017	WD Q	Q	I	01	253,000
GRANTOR: HAAG LOUIS & ELIANE F						
GRANTEE: HARPER JEREMY T & K						
1352/1370	9/26/2005	WD Q	Q	I		270,600
GRANTOR: KENNETH GREEN CONTRAC						
GRANTEE: HAAG LOUIS & ELIANE						

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2005	2005	3	87	12,013	
3	0510	GARAGE WD-	0	100	0	0		35.00	35.00	100	2018	2018	3	90	12,600	
4	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2018	2018	3	98	229	

54077 GRAY ROCK LN, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF 24,842													

BUILDING NOTES													

BUILDING DIMENSIONS													
UOP=[YR=2012] W14 USP=[YR=2005] W28 S12 BAS=[YR=2005] W25													
UCP=[YR=2012] W16 S43 E16 FGR=[YR=2005] E21 N20 W15 N2 W6													
S22\$ N43\$ S21 E6 S2 E15 S21 E11 FOP=[YR=2005] S5 E8 N5 W8\$													
E19 N1 E4 S1 E7 N1 E5 N43 W42\$E28 N12\$ S12 E14 N12\$.													

LAND DESCRIPTION														TOTAL OB/XF 24,842										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	LT		1.00	1.00	0.75	60,000.00	45,000.00	90,000							