

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior WallInterior FlooInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStories UnitsOccupancy08DIST 1D 100 NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUEBAS1,6641001,664136,773FGR5805531926,220FOP9530282,301PTO3064012210,028PTO192510822

TOTALS2,8372,143176,144

EXTRA FEATURES54066 HUNTER RD, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10500FP-PRE FAB0100001.00UT3,500.003,500.00100198019803491,71520811CONCRETE B010000764.00SF5.205.20100198019803351,390

LAND DESCRIPTIONTOTAL OB/XF3,105

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSD TTYPEDPH FACT% CONDTOT ADJUNIT PRICEDPHACTPRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000115CSFR ACRES1000005OR0.000.001.49AC1.001.001.0035,000.0035,000.0052,150

REVIEW DATE07/12/2018BYKBTotal Acres: 1.49Total Land Value: 52,150Market: 0Agricultural: 0Common: 52,150PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND0900012,14396.1380114.16244,645197719820028.0072.00

1 SNGL FAM - 100% - 1997 Heated Area: 1664HX Base Yr 1997

FSP2008BAS1993PFO1993FGR1993PTO2007

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY

VALUATION BY STANDARDTax Group: 6 Tax Dist:

BUILDING MARKET VALUE197,660TOTAL MARKET OB/XF VALUE3,105TOTAL LAND VALUE - MARKET52,150TOTAL MARKET VALUE252,915SOI/AGL Deduction127,395ASSESSED VALUE125,520TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE75,520TOTAL JUST VALUE252,915NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE210,226

SALES DATA

OFF RECORD NumberDATEINSTTYPEQUANTITYRSNSALE PRICE0773/178410/14/1996WDQCUI0689,900

GRANTOR:HUNTER WANDA KGRANTEE:PATE EMERY & TAMMY0706/05176/03/1994QCUCII067,000GRANTOR:HUNTER KENNETH WGRANTEE:HUNTER WANDA K

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 FSP=[YR=2008] N18 W17 S18 BAS=[YR=1993] W4 PTO=[YR=2007] N12 W16 E16\$ W16 N18 W22 S47 E16 FOP=[YR=1993] E19 N5 W19 S5\$ N5 E19 S5 E12 N29 W5\$ E17\$ W12 S29 E20 N29\$.

[illegible]