



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

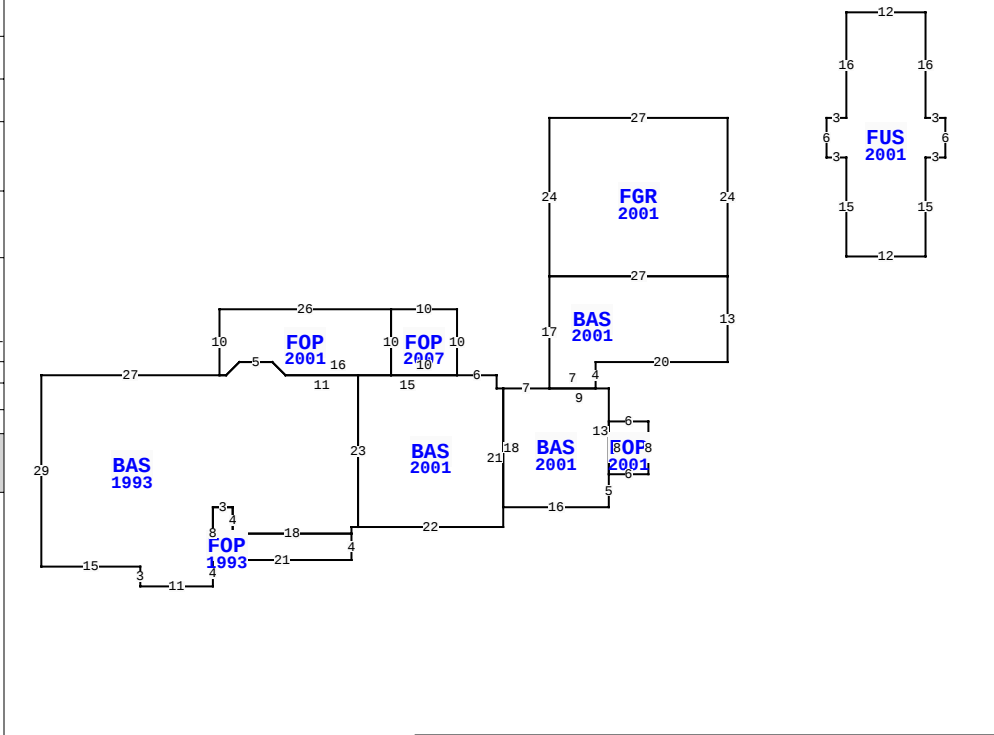
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1,316	153,265
BAS	288	100	288	33,541
BAS	379	100	379	44,139
BAS	504	100	504	58,697
FGR	648	55	356	41,461
FOP	96	30	29	3,377
FOP	48	30	14	1,631
FOP	246	30	74	8,619
FOP	100	30	30	3,494
FUS	480	100	480	55,902
TOTALS	4,105		3,470	404,126

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	776.00	SF	7.25	7.25	
4	0812	CONCRETE C	0	100	0	0	1,460.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,470	120.8236	143.48	497,876	1992	1996	0	0	0 18.83	81.17
1 SNGL FAM - 100% - 2022						Heated Area: 2967			HX Base Yr 2022		



54019 JESSICA PL, CALLAHAN				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650	
776.00	SF	7.25	7.25	100	1994	1994	3	70	3,938	
1,460.00	SF	4.00	4.00	100	1992	1992	3	66	3,854	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		404,126	
TOTAL MARKET OB/XF VALUE		18,032	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		462,158	
SOH/AGL Deduction		92,422	
ASSESSED VALUE		369,736	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		319,736	
TOTAL JUST VALUE		462,158	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,967	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985238	NEW CONSTR	52,560	08/01/1998
E940881	SWIM POOL	900	04/01/1994
7751	NEW CONSTR	57,146	01/06/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2495/0678	9/08/2021	WD	Q	I	01	450,000	
GRANTOR: WALKER BETHJAMIE Z ET							
GRANTEE: FLORES ANDREA J & M							
2488/1465	8/12/2021	FJ	U	I	11	0	
GRANTOR: WALKER RICHARD K EST							
GRANTEE: WALKER BETHJAMIE Z							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2001] W27 S24 BAS=[YR=2001] S17 BAS=[YR=2001] W7 BAS=[YR=2001] W1 N2 W6 FOP=[YR=2007] N10 W10 FOP=[YR=2001] W26 S10 BAS=[YR=1993] W27 S29 E15 S3 E11 N4 FOP=[YR=1993] E21 N4 W18 N4 W3 S8 \$ N8 E3 S4 E18 N1 E1 N23 W11 U2 L2 W5 L2 D2 W1\$ E1 U2 R2 E5 R2 D2 E16 N10\$ S10 E10\$ W15 S23 E22 N21\$ S18 E16 N5 FOP=[YR=2001] E6 N8 W6 S8\$ N13 W9 \$ E7 N4 E20 N13 W27\$ E27 N24\$ PTR= E15 FUS=[YR=2001] E3 N16 E12 S16 E3 S6 W3 S15 W12 N15 W3 N6 \$ W15 \$.											