

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	89,044
FOP	16	30	5	309
FOP	32	30	10	618
FUS	960	100	960	59,362
UCP	432	20	86	5,318
UGR	672	45	302	18,674

TOTALS	3,552	2,803	173,326
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0681	POLE SHED	0 100	28	16	448.00	SF	15.00	15.00
3	0810	CONCRETE A	0 100	20	18	360.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS																																																			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																								
0100	01	2,803	83.8080	75.64	212,019	1978	1978	0	0	0 18.25	81.75																																								
1 SINGLE FAM - 100% - 0						Heated Area: 2400		HX Base Yr																																											
Site map showing property boundaries and building footprints. The map includes labels for BAS 1993, FOP 1993, FUS 1993, UGR 1993, and UCP 1993. Dimensions are provided for various areas and setbacks.																																																			
<table><tr><td>BLD DATE</td><td colspan="6"></td><td>LGL DATE</td><td colspan="3"></td></tr><tr><td>XF DATE</td><td colspan="6"></td><td>LAND DATE</td><td colspan="3">06/13/2023</td></tr><tr><td>INC DATE</td><td colspan="6" rowspan="2">36111 HOLIDAY DR, CALLAHAN</td><td>AG DATE</td><td colspan="3"></td></tr><tr><td colspan="7">06/13/2023</td></tr></table>												BLD DATE							LGL DATE				XF DATE							LAND DATE	06/13/2023			INC DATE	36111 HOLIDAY DR, CALLAHAN						AG DATE				06/13/2023						
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								173,326	
TOTAL MARKET OB/XF VALUE								5,316	
TOTAL LAND VALUE - MARKET								60,000	
TOTAL MARKET VALUE								238,642	
SOH/AGL Deduction								159,484	
ASSESSED VALUE								79,158	
TOTAL EXEMPTION VALUE								60,000	
BASE TAXABLE VALUE								19,158	
TOTAL JUST VALUE								238,642	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								206,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002439	REPAIR/RRF	0	04/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2625/1307	3/15/2023	WD	U	I	11	100			
GRANTOR: NEWMAN FRANKLIN L									
GRANTEE: YOUNG MARTHA JEAN									
2519/1222	11/03/2021	WD	U	I	11	100			
GRANTOR: NEWMAN FRANKLIN L									
GRANTEE: NEWMAN FRANKLIN L L									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W70 S17 FOP=[YR=1993] W4 S4 E4 N4 S \$11 E12 N4 E8 FOP=[YR=1993] S4 E8 N4 W8 \$ E26 UGR=[YR=1993] S16 UCP=[YR=1993] S18 E24 N18 W24 \$ E24 N28 W24 S12 \$ N12 E24 N12 \$ PTR= E10 FUS=[YR=1993] E24 S40 W24 N40 \$ W10 \$.									