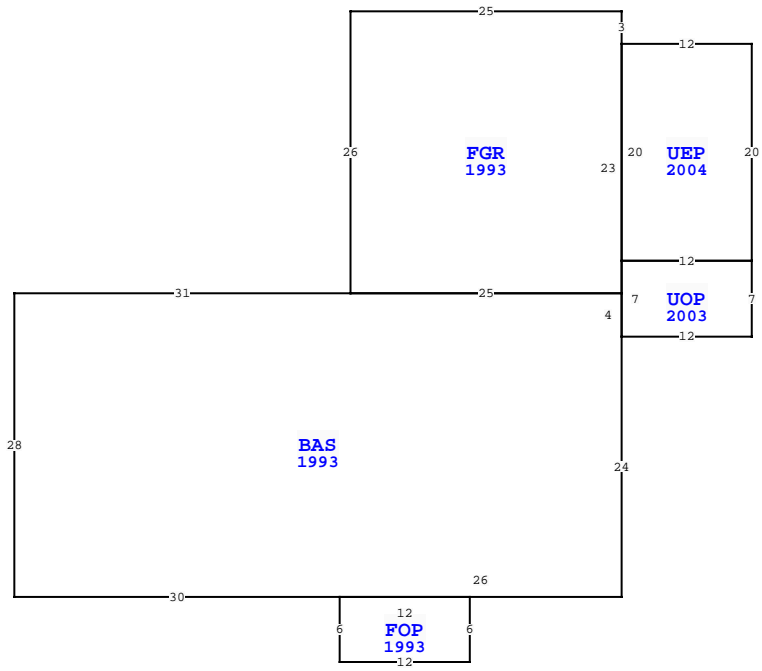




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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		
0100	01	2,109	128.2134	115.71	244,032	1978	1985	0	0	28.50	71.50		
1 SINGLE FAM - 100% - 1979 Heated Area: 1568 HX Base Yr 1979													



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	129,725
FGR	650	55	358	29,618
FOP	72	30	22	1,820
UEP	240	60	144	11,913
UOP	84	20	17	1,406
TOTALS	2,614		2,109	174,483

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		184,707		
TOTAL MARKET OB/XF VALUE		9,429		
TOTAL LAND VALUE - MARKET		139,120		
TOTAL MARKET VALUE		270,750		
SOH/AGL Deduction		136,345		
ASSESSED VALUE		134,405		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		84,405		
TOTAL JUST VALUE		333,256		
NCON VALUE		13,744		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		170,422		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301113	REMODEL	15,827	01/25/2023
R1903556	REPAIR/RRF	9,000	04/09/2019
E11394	NEW CONSTR	600	07/01/2003
B11186	XFOB	20,000	05/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1635	8/31/2022	QC	U	V	11	100
GRANTOR: THOMAS FAMILY TRUST						
GRANTEE: THOMAS WAYNE & DANI						
0250/0554	10/31/1977	WD	U	V	01	100
GRANTOR: THOMAS JEWELL (WIDOW)						
GRANTEE: THOMAS WAYNE R & DA						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0812	CONCRETE C	0	100	0	1,763.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,491	
3	0940	SHEDS/PORT	0	100	16	192.00	SF	18.30	18.30	100	1990	1990	3	20	703	
4	0680	POLE SHED	0	100	40	1,760.00	SF	10.00	10.00	100	1980	1980	3	20	3,520	

55051 MOSQUITO TRL, CALLAHAN															
				BLD DATE				LGL DATE							
				XF DATE				LAND DATE							
				INC DATE				AG DATE							
TOTAL OB/XF 9,429															

BUILDING NOTES													

BUILDING DIMENSIONS													
UEP=[YR=2004] W12 FGR=[YR=1993] N3 W25 S26 BAS=[YR=1993] W31 S28 E30 FOP=[YR=1993] S6 E12 N6 W12 \$ E26 N24 UOP=[YR=2003] E12 N7 W12 S7 \$ N4 W25 \$ E25 N23 \$ S20 E12 N20 \$ .													

LAND DESCRIPTION														TOTAL OB/XF 9,429										
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	CONSRV
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	8.39	AC		1.00	1.00	1.00	550.00	550.00	4,614							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.39	AC		1.00	1.00	1.00	8,000.00	8,000.00	67,120							

