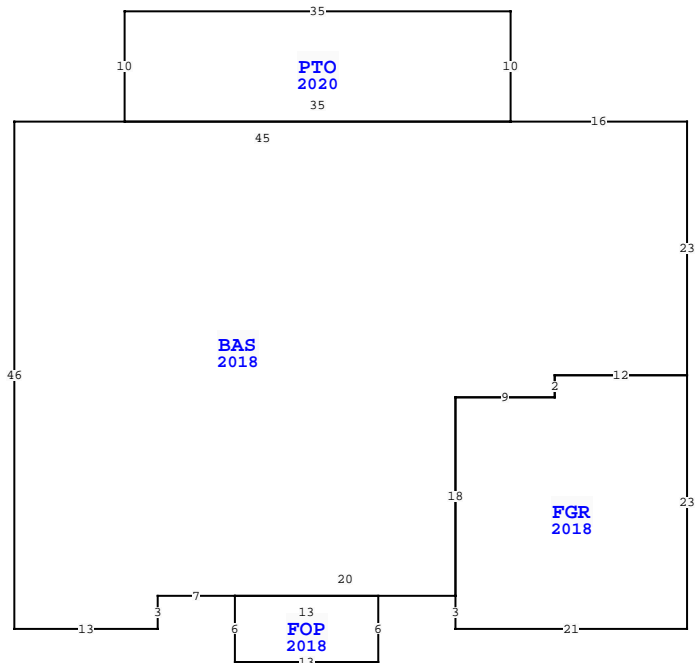


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,557	103.6800	123.12	314,818	2018	2018	0	0	0	3.00	97.00		
1 SNGL FAM - 100% - 2021 Heated Area: 2260 HX Base Yr 2021														



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8015.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,260	100	2,260	269,903
FGR	465	55	256	30,573
FOP	78	30	23	2,747
PTO	350	5	18	2,150
TOTALS	3,153		2,557	305,373

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	1,069.00	SF	4.00	4.00	100	2018	2018	3	98	4,190	
2	1127	BRICK 8"	0	100	0	21.00	SF	11.00	11.00	100	2018	2018	3	99	229	
3	0476	VF 6 SBPL	0	100	0	317.00	LF	32.00	32.00	100	2020	2020	3	98	9,941	

54043 CORLEY DR, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF 14,360													

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	305,373			
TOTAL MARKET OB/XF VALUE	14,360			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	379,733			
SOH/AGL Deduction	106,733			
ASSESSED VALUE	273,000			
TOTAL EXEMPTION VALUE	HX HB XM 50,000			
BASE TAXABLE VALUE	223,000			
TOTAL JUST VALUE	379,733			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	300,810			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011620	CO ISSUED	0	11/26/2018
18004430	NEW CONSTR	278,696	06/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2355/1589	4/20/2020	WD Q	Q	I	01	328,000

GRANTOR: DAMPIER MATTHEW & SHE
GRANTEE: ONYIKA CHRISTOPHER
2241/1169 11/30/2018 WD Q I 01 297,200
GRANTOR: GREEN KENNETH L
GRANTEE: DAMPIER MATTHEW & S

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W16 PTO=[YR=2020] N10 W35 S10 E35\$ W45 S46 E13 N3 E7 FOP=[YR=2018] S6 E13 N6 W13\$ E20 FGR=[YR=2018] S3 E21 N23 W12 S2 W9 S18\$N18 E9 N2 E12 N23\$.

LAND DESCRIPTION														TOTAL OB/XF 14,360										
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							