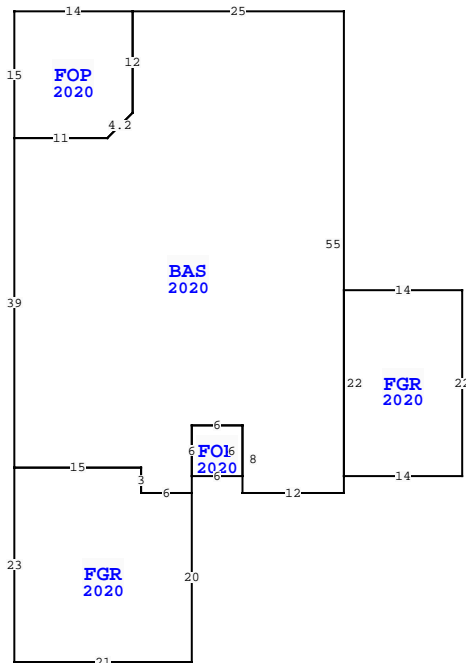


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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	2,423	113.6800	135.00	327,105	2020	2020	0	0	0.50	99.50		
1 SNGL FAM - 100% - 2021 Heated Area: 1925 HX Base Yr 2021													



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8010.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1,925	258,576
FGR	308	55	169	22,701
FGR	465	55	256	34,387
FOP	36	30	11	1,478
FOP	206	30	62	8,328
TOTALS	2,940		2,423	325,469

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	0811	CONCRETE B	0	100	0	11,276.00	SF	5.20	5.20	100	2020	2020	3	99	58,049	

55107 DEER RUN RD, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	325,469			
TOTAL MARKET OB/XF VALUE	58,049			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	433,518			
SOH/AGL Deduction	129,832			
ASSESSED VALUE	303,686			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	253,686			
TOTAL JUST VALUE	433,518			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	326,092			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000789	CO ISSUED	0	05/01/2020
18009298	NEW CONSTR	274,119	01/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1681	6/19/2020	WD	Q	I	01	349,900
GRANTOR: PILLAR LLC						
GRANTEE: LEONE LONDON MATTHEW						
2117/0703	4/28/2017	WD	Q	V	02	25,000
GRANTOR: LANKFORD ASHLEY						
GRANTEE: PILLAR LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W25 FOP=[YR=2020] W14 S15 E11 U3 R3 N12 S12 D3 L3 W11 S39 FGR=[YR=2020] S23 E21 N20 W6 N3 W15 E15 S3 E6 N2 FOP=[YR=2020] E6 N6 W6 S6 N6 E6 S8 E12 N2 FGR=[YR=2020] E14 N22 W14 S22 S N55 S.

LAND DESCRIPTION														TOTAL OB/XF										
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							