



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

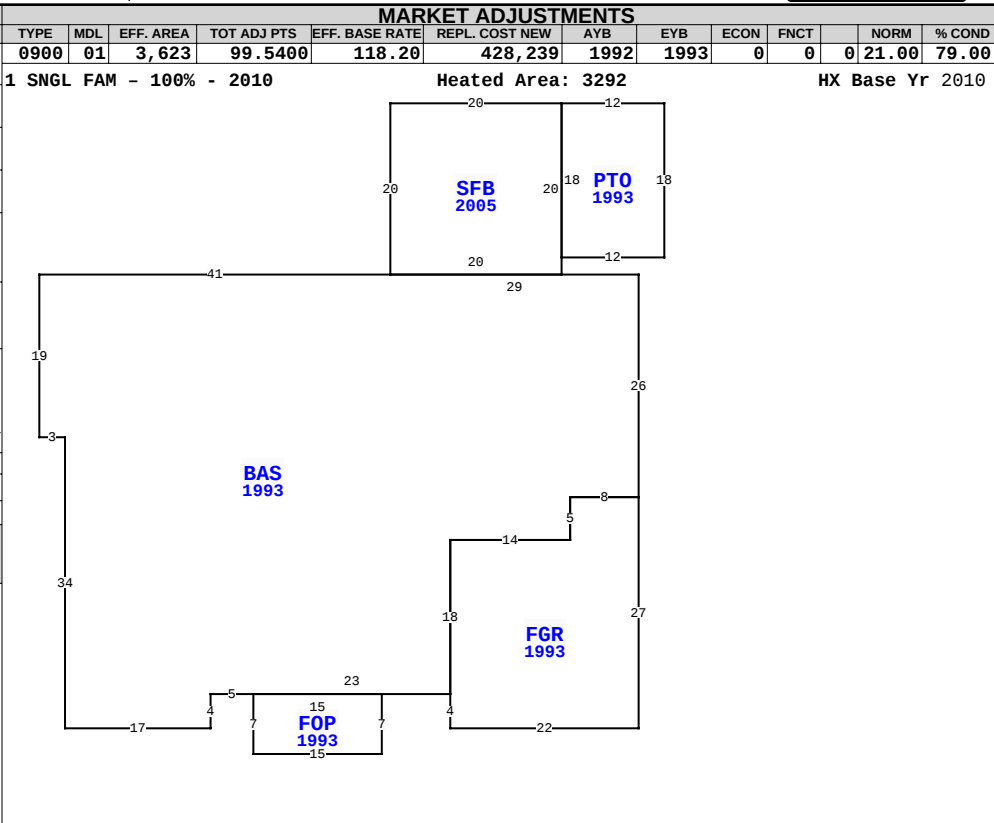
NEIGHBORHOOD/LOC	8010.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,972	100	2,972	277,519
FGR	524	55	288	26,893
FOP	105	30	32	2,988
PTO	216	5	11	1,027
SFB	400	80	320	29,881

TOTALS	4,217		3,623	338,309
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,347.00	SF	4.00	4.00	
2	0845	KOOL DECK	0	100	0	0	719.00	SF	7.25	7.25	
3	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0006	RS-1	0.00	0.00	1.00	LT	



55384 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
18,674											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
338,309											
TOTAL MARKET OB/XF VALUE											
18,674											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
406,983											
SOH/AGL Deduction											
207,164											
ASSESSED VALUE											
199,819											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
149,819											
TOTAL JUST VALUE											
406,983											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
321,095											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974001	SWIM POOL	13,000	06/01/1997
6927	NEW CONSTR	85,360	01/03/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	12/10/2009	CN	U	I	12	220,000	
GRANTOR: CLARK MICHAEL A & DEB							
GRANTEE: ROSS MONROE							
1417/1696	6/07/2006	WD	Q	I		359,900	
GRANTOR: SCOTT JEANNE HENDERSO							
GRANTEE: CLARK MICHAEL A & D							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=1993] W12 SFB=[YR=2005] W20 S20 BAS=[YR=1993] W41 S19 E3 S34 E17 N4 E5 FOP=[YR=1993] S7 E15 N7 W15\$ E23 FGR=[YR=1993] S4 E22 N27 W8 S5 W14 S18\$ N18 E14 N5 E8 N26 W29\$ E20 N20\$ S18 E12 N18\$.											