



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 11 | CLAY TILE 30   |
| 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       |

|                  |         |                  |
|------------------|---------|------------------|
| 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       | 2,300            | 100         | 2,300        | 240,597              |
| FGR       | 462              | 55          | 254          | 26,570               |
| FOP       | 276              | 30          | 83           | 8,682                |
| FSP       | 310              | 40          | 124          | 12,972               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,348 |  | 2,761 | 288,821 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |       |       |
|----------------|------------|-------------|---------|----|----|----------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 2,472.00 | SF | 6.50  |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 39 | 10 | 390.00   | SF | 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 | RS-1     | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |       |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900                     | 01  | 2,761     | 107.4240    | 127.57         | 352,221        | 1998 | 1998 |      | 0    | 0    | 18.00  | 82.00 |
| 1 SNGL FAM - 100% - 1999 |     |           |             |                |                |      |      |      |      |      |        |       |
| Heated Area: 2300        |     |           |             |                |                |      |      |      |      |      |        |       |
| HX Base Yr 1999          |     |           |             |                |                |      |      |      |      |      |        |       |

|                             |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 55564 DEER RUN RD, CALLAHAN |  |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE                    |  |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                     |  |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                    |  |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                    |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                   |  |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                     |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF                 |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 14,400                      |  |  |  |  |  |  |  |  |  |  |  |  |
| UNIT PRICE                  |  |  |  |  |  |  |  |  |  |  |  |  |
| ADJ UNIT PRICE              |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND VALUE                  |  |  |  |  |  |  |  |  |  |  |  |  |
| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
| YEAR                        |  |  |  |  |  |  |  |  |  |  |  |  |
| DENSITY                     |  |  |  |  |  |  |  |  |  |  |  |  |
| DECL                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FRZ                         |  |  |  |  |  |  |  |  |  |  |  |  |
| YR                          |  |  |  |  |  |  |  |  |  |  |  |  |
| CONSRV                      |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 6              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 288,821   |   |
| TOTAL MARKET OB/XF VALUE  |  | 14,400    |   |
| TOTAL LAND VALUE - MARKET |  | 50,000    |   |
| TOTAL MARKET VALUE        |  | 353,221   |   |
| SOH/AGL Deduction         |  | 185,428   |   |
| ASSESSED VALUE            |  | 167,793   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 117,793   |   |
| TOTAL JUST VALUE          |  | 353,221   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 277,142   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B984756    | NEW CONSTR  | 120,000 | 03/01/1998 |

| SALES DATA                   |           |           |       |       |        |
|------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2256/0399                    | 2/14/2019 | LE        | U     | I     | 11     |
| GRANTOR: BARBEE GLEN & KAREN |           |           |       |       |        |
| GRANTEE: REED KATHERINE E ET |           |           |       |       |        |
| 0632/0353                    | 7/26/1991 | WD        | Q     | V     |        |
| GRANTOR: SPRING LAKE ESTATES |           |           |       |       |        |
| GRANTEE: BARBEE GLEN & KAREN |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1998] W22 S11 FSP=[YR=1998] W31 S10 E31 N10 \$ S10  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1998] W46 S34 E13 FOP=[YR=1998] S8 E33 N8 W14 N3 W4 |  |  |  |  |  |  |  |  |  |
| S3 W15 \$ E15 N3 E4 S3 E36 N34 W22 \$ E22 N21 \$ .          |  |  |  |  |  |  |  |  |  |