



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
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	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,230	100	1,230	134,999
FEP	280	80	224	24,585
FGR	600	55	330	36,219
FOP	18	30	5	549
FUS	1,613	100	1,613	177,035
PTO	220	5	11	1,208

TOTALS 3,961 3,413 374,594

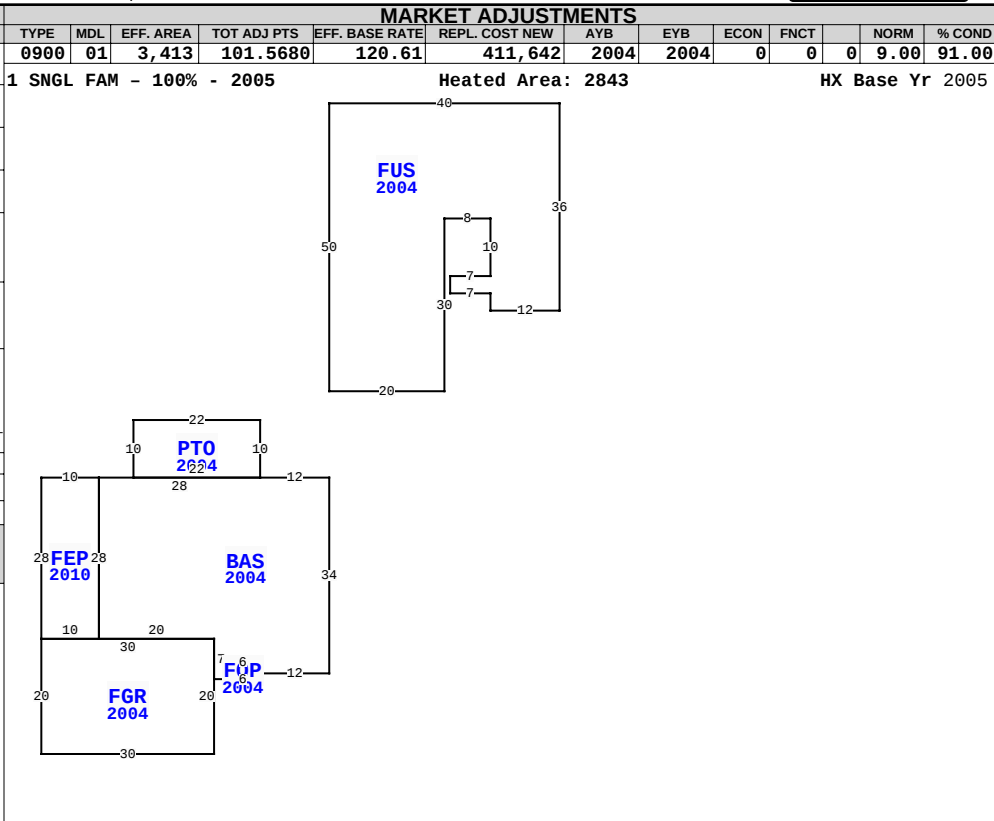
EXTRA FEATURES

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	0	1,869.00	SF	4.00	4.00	100	2004	2004	3	86	6,429	
2	0810	CONCRETE A	0 100	0	0	416.00	SF	6.50	6.50	100	2006	2006	3	88	2,380	
4	0910	SCRN RM L	0 100	34	18	612.00	SF	15.00	15.00	100	2017	2017	3	82	7,528	
5	0810	CONCRETE A	0 100	0	0	612.00	SF	6.50	6.50	100	2017	2017	3	97	3,859	
6	0810	CONCRETE A	0 100	10	5	50.00	SF	6.50	6.50	100	2017	2017	3	97	315	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 07/24/2017 BY KB



55296 LITTLE BROOK DR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 20,511

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				374,594		
TOTAL MARKET OB/XF VALUE				20,511		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				445,105		
SOH/AGL Deduction				235,239		
ASSESSED VALUE				209,866		
TOTAL EXEMPTION VALUE		HX HB VX		55,000		
BASE TAXABLE VALUE				154,866		
TOTAL JUST VALUE				445,105		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				345,793		