



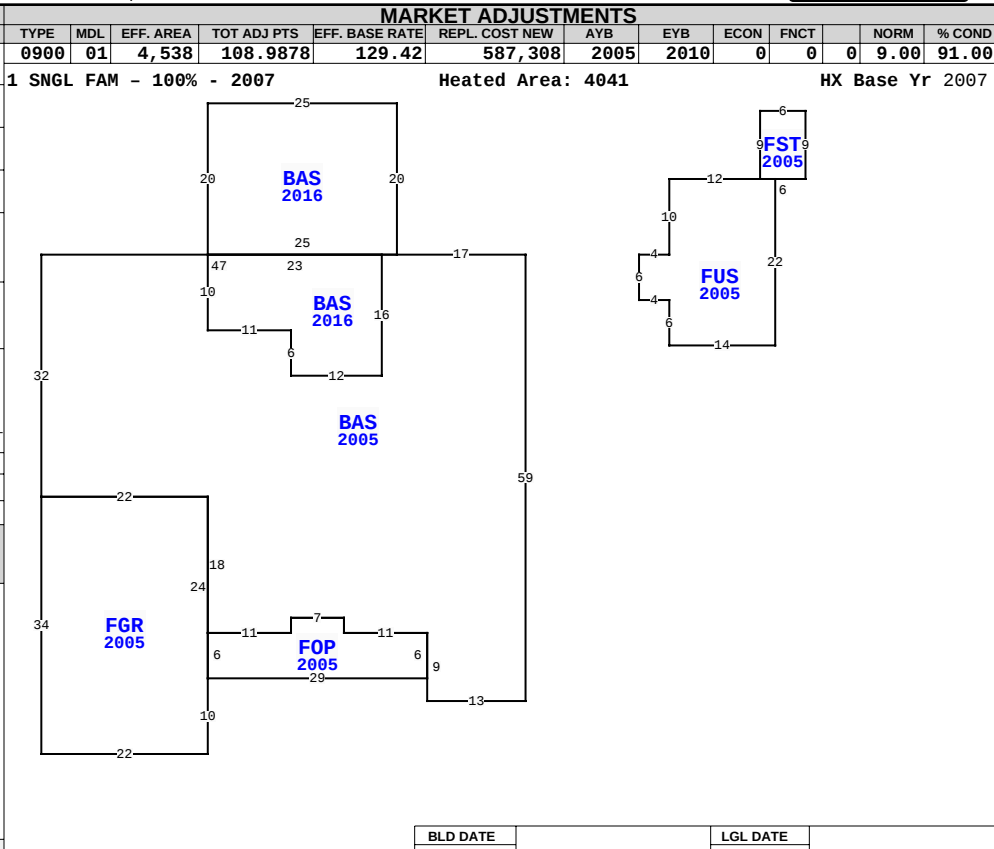
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,907	100	2,907	342,364
BAS	302	100	302	35,567
BAS	500	100	500	58,886
FGR	748	55	411	48,405
FOP	188	30	56	6,596
FST	54	55	30	3,534
FUS	332	100	332	39,100
TOTALS	5,031		4,538	534,450

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0 100	0	0	4,096.00	SF	4.00	4.00	100	2005
3	0476	VF 6 SBPL	0 100	0	0	263.00	LF	32.00	32.00	100	2006
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2006
5	0479	VF PICKET	0 100	0	0	90.00	LF	10.00	10.00	100	2007
6	0812	CONCRETE C	0 100	0	0	3,156.00	SF	4.00	4.00	100	2014
7	0861	POOL GUNIT	0 100	0	0	629.00	SF	85.00	85.00	100	2017
8	0855	CONC PAVER	0 100	0	0	2,140.00	SF	10.00	10.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT	



55198 BEAR RUN RD, CALLAHAN				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
4,096.00	SF	4.00	4.00	100	2005	2005	3	87	14,254	
263.00	LF	32.00	32.00	100	2006	2006	3	72	6,060	
3.00	UT	300.00	300.00	100	2006	2006	3	72	648	
90.00	LF	10.00	10.00	100	2007	2007	3	74	666	
3,156.00	SF	4.00	4.00	100	2014	2014	3	95	11,993	
629.00	SF	85.00	85.00	100	2017	2017	3	87	46,515	
2,140.00	SF	10.00	10.00	100	2017	2017	3	97	20,758	

TOTAL OB/XF											
104,044	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000.00	50,000.00	50,000									

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										534,450	
TOTAL MARKET OB/XF VALUE										104,044	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										688,494	
SOH/AGL Deduction										369,939	
ASSESSED VALUE										318,555	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										268,555	
TOTAL JUST VALUE										688,494	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										522,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701597	SWIM POOL	47,155	03/01/2017
M1217713	H/AC	0	10/01/2012
B26274	ADDITION	51,960	08/01/2012
E0514190	ELEC OTHER	2,000	02/01/2005
M0409046	H/AC	0	12/01/2004
B13951	NEW CONSTR	231,282	11/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1325/1136	6/14/2005	WD	Q	I		309,000			
GRANTOR: JOHNSON-FERREIRA BUIL									
GRANTEE: SUMMERLIN KEITH & S									
1240/0340	6/23/2004	WD	U	V	19	85,000			
GRANTOR: GUILLAUME VICKLYN									
GRANTEE: JOHNSON-FERREIRA BU									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2005] W17 BAS=[YR=2016] N20 W25 S20 BAS=[YR=2016] S10 E11 S6 E12 N16 W23\$ E25\$ W47 S32 FGR=[YR=2005] S34 E22 N10 FOP=[YR=2005] E29 N6 W11N2 W7 S2 W11 S6\$ N24 W22\$ E22 S18 E11 N2 E7 S2 E11 S9 E13 N59\$ PTR=E15 FUS=[YR=2005] E4 N10 E12 FST=[YR=2005] N9 E6 S9 W6\$ E2 S22 W14 N6 W4 N6\$ W15\$.											