



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	21 STONE 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	142,766
FGR	616	55	339	28,270
FOP	48	30	14	1,168
FUS	2,176	100	2,176	181,459
UOP	888	20	178	14,843

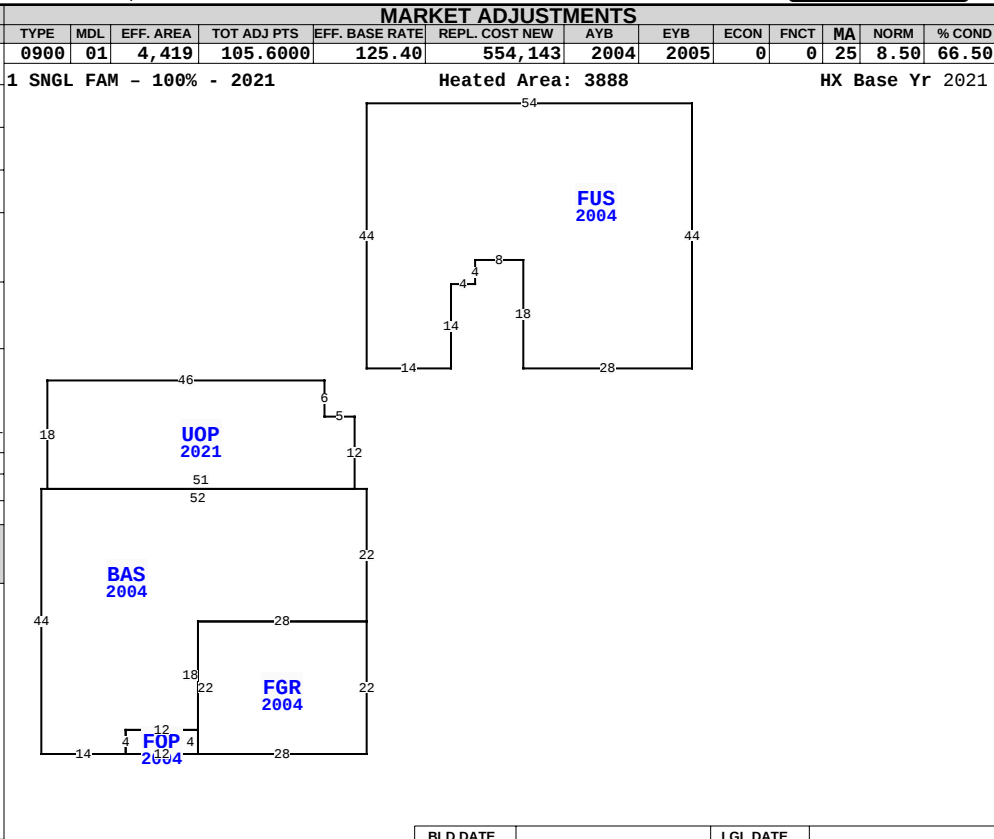
TOTALS	5,440	4,419	368,505
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,769.00	SF	4.00	4.00	100	2004	2004	3	86	6,085	
2	0861	POOL GUNIT	0	100	0	0	411.00	SF	85.00	85.00	100	2007	2007	3	52	18,166	
3	0855	CONC PAVER	0	100	0	0	897.00	SF	10.00	10.00	100	2007	2007	3	89	7,983	
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	35.00	35.00	100	2007	2007	3	52	6,552	
6	0811	CONCRETE B	0	100	40	25	1,000.00	SF	5.20	5.20	100	2007	2007	3	89	4,628	
7	0462	ST/AL FNC	0	100	0	0	136.00	SF	10.00	10.00	100	2007	2007	3	52	707	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	
9	1123	CB 8"	0	100	40	0	80.00	SF	6.15	6.15	100	2007	2007	3	89	438	

LAND DESCRIPTION	
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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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



55148 LITTLE BROOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				368,505			
TOTAL MARKET OB/XF VALUE				45,003			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				463,508			
SOH/AGL Deduction				140,370			
ASSESSED VALUE				323,138			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				273,138			
TOTAL JUST VALUE				463,508			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				360,125			