



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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.	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	181,490
FGR	616	55	339	35,938
FOP	48	30	14	1,484
FUS	2,176	100	2,176	230,679
PTO	300	5	15	1,590
TOTALS	4,852		4,256	451,180

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	BLD CAP	0 100	L W	0 0	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
							1,750.00	SF	4.00	4.00	100	2004	2004	3	86	6,020	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,256	95.4800	113.38	482,545	2004	2009	0	0	6.50	93.50

1 SNGL FAM - 100% - 2006

Heated Area: 3888

HX Base Yr 2006

55046 LITTLE BROOK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		451,180	
TOTAL MARKET OB/XF VALUE		6,020	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		507,200	
SOH/AGL Deduction		304,219	
ASSESSED VALUE		202,981	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		152,981	
TOTAL JUST VALUE		507,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002863	REPAIR/RRF	14,402	04/01/2019
18008573	REPAIR/RRF	9,996	10/01/2018
B13120	NEW CONSTR	279,396	06/01/2004
R6356	REPAIR/RRF	8,000	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2004] W20 PTO=[YR=2004] N10 W30 S10 E30\$W34 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N20 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S20\$.						