

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

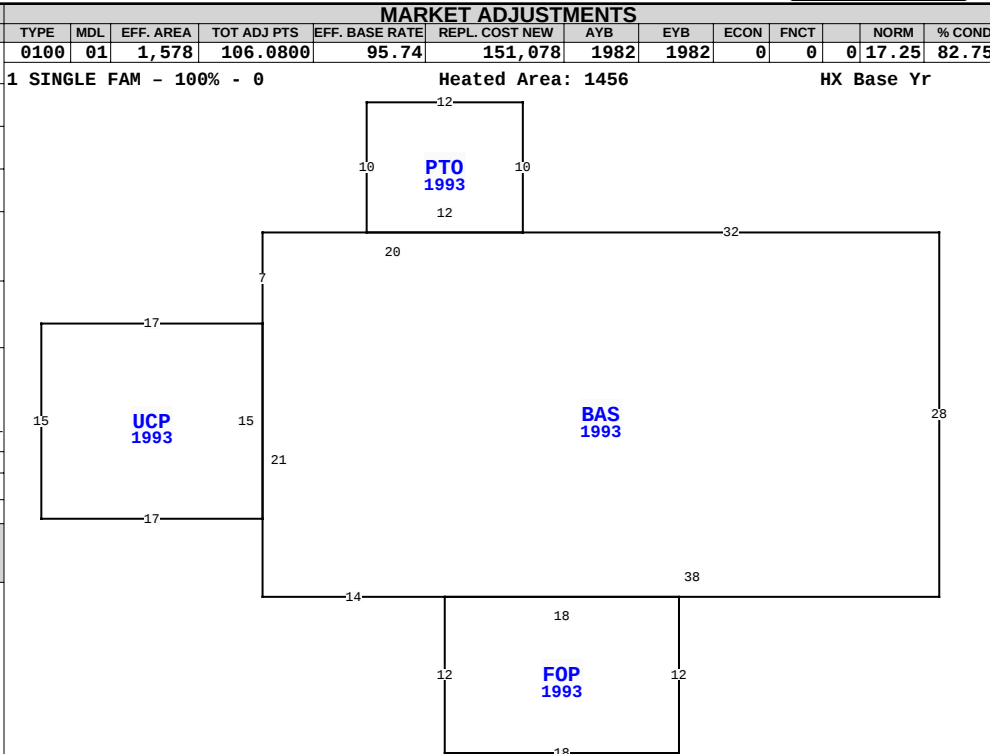
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	115,351
FOP	216	30	65	5,150
PTO	120	5	6	475
UCP	255	20	51	4,041

TOTALS	2,047	1,578	125,017
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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	1983
2	0510	GARAGE WD-	0 100	28	30	840.00	SF	35.00	35.00	100	1990
3	0811	CONCRETE B	0 100	0	0	589.00	SF	5.20	5.20	100	1983
4	0351	CARPORT MT	0 100	26	20	520.00	SF	10.00	10.00	100	1992
5	0300	BOAT DCK W	0 100	16	10	160.00	SF	40.00	40.00	100	1992

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	0005	OR	0.00	0.00	1.00	LT	1.00



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

56001 PHOENIX CT, CALLAHAN

TOTAL OB/XF											
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	0005	OR	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	125,017		
TOTAL MARKET OB/XF VALUE	11,508		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	181,525		
SOH/AGL Deduction	85,545		
ASSESSED VALUE	95,980		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	45,980		
TOTAL JUST VALUE	181,525		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	154,139		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6709	XFOB	14,280	09/05/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0283/0456	7/01/1976	WD	U	V	
GRANTOR:					SALE PRICE
GRANTEE:					8,000

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 PTO=[YR=1993] N10 W12 S10 E12 \$ W20 S7											
UCP=[YR=1993] W17 S15 E17 N15 \$ S21 E14 FOP=[YR=1993] S12											
E18 N12 W18 \$ E38 N28 \$.											