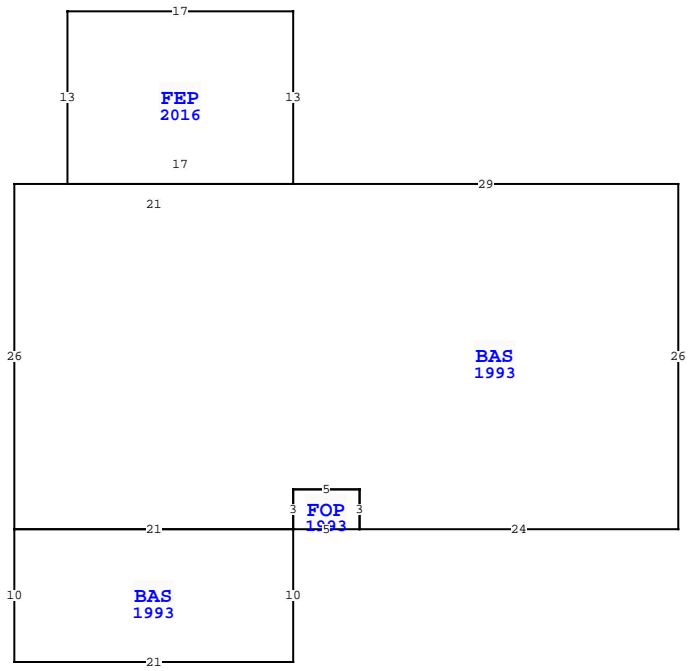


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,676	133.6650	120.63	202,176	1980	1982	0	0	30.00	70.00		
1 SINGLE FAM - 100% - 2006 Heated Area: 1495 HX Base Yr 2006													



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100	210	17,732
BAS	1,285	100	1,285	108,507
FEP	221	80	177	14,946
FOP	15	30	4	338
TOTALS	1,731		1,676	141,523

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION BY		STANDARD		
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE			141,523	
TOTAL MARKET OB/XF VALUE			34,515	
TOTAL LAND VALUE - MARKET			48,300	
TOTAL MARKET VALUE			224,338	
SOH/AGL Deduction			91,650	
ASSESSED VALUE			132,688	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			82,688	
TOTAL JUST VALUE			224,338	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			182,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22217	REMODEL	29,999	01/01/2009
B985334	GARAGE	20,400	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/0856	9/21/2005	WD	Q	I		160,000
GRANTOR: KASSAB AYMAN						
GRANTEE: DEFOREST WILLIAM E						
1205/0001	1/30/2004	WD	Q	I		125,000
GRANTOR: NANTZ JOHN S & SHERIL						
GRANTEE: KASSAB AYMAN						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	100	1996	1996	3	73	4,088	
3	0511	GARAGE CB-	0	100	34	24	816.00	SF	40.00	40.00	100	1998	1998	3	77	25,133	
4	0681	POLE SHED	0	100	21	10	210.00	SF	15.00	15.00	100	2004	2004	3	40	1,260	
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2005	2005	3	44	634	
6	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	2000	2000	3	80	1,685	

45077 LOURANAH LN, CALLAHAN														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
														TOTAL OB/XF	34,515		

BUILDING NOTES													
BAS=[YR=1993] W29 FEP=[YR=2016] N13 W17 S13 E17\$ W21 S26													
BAS=[YR=1993] S10 E21 N10 FOP=[YR=1993] E5 N3 W5 S3\$ W21\$ E21													
N3 E5 S3 E24 N26\$.													

LAND DESCRIPTION														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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	35,000.00	35,000.00	48,300							