



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

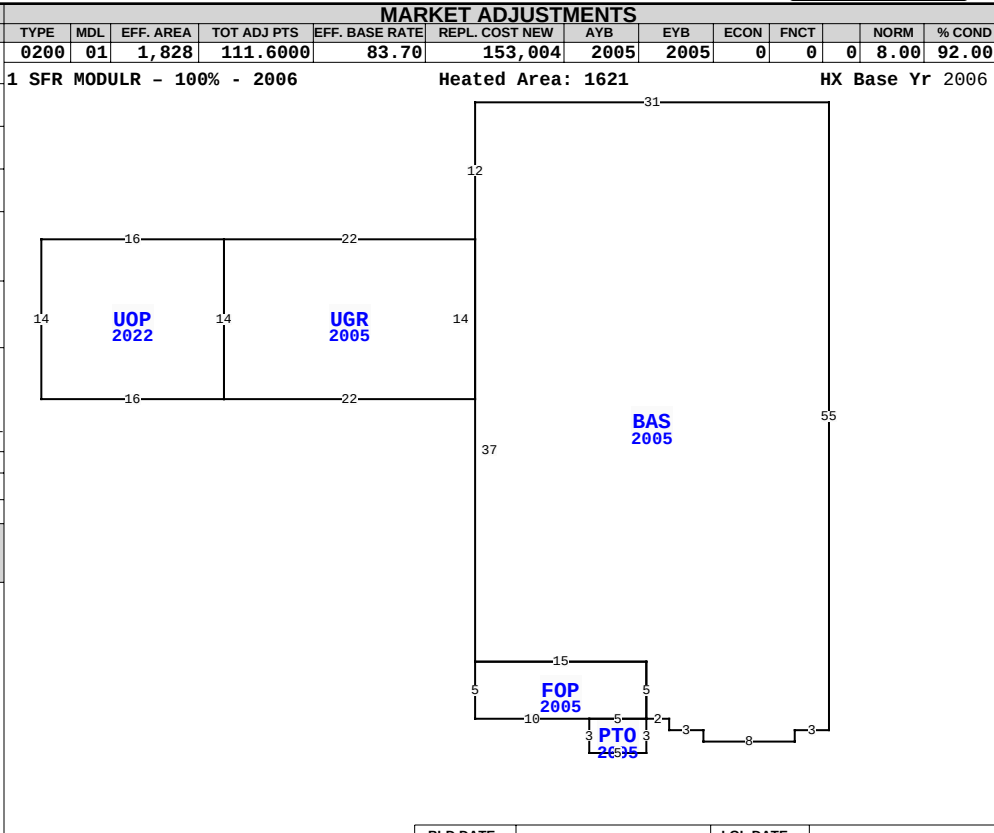
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1,621	124,824
FOP	75	30	22	1,694
PTO	15	5	1	77
UGR	308	45	139	10,703
UOP	224	20	45	3,466

TOTALS	2,243		1,828	140,764
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,675.00	SF	4.00	4.00
2	0911	SCRN RM A	0 100	53	33	1,749.00	SF	17.50	17.50
3	0861	POOL GUNIT	0 100	0	0	665.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	1,084.00	SF	10.00	10.00
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0351	CARPORT MT	0 100	40	24	960.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00



56000 OSCAR LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					158,232				
TOTAL MARKET OB/XF VALUE					113,224				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					306,456				
SOH/AGL Deduction					68,338				
ASSESSED VALUE					238,118				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					188,118				
TOTAL JUST VALUE					306,456				
NCON VALUE					110,753				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					177,612				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013125	XFOB	21,495	01/04/2021
B2008459	SWIM POOL	66,609	09/15/2020
B1531158	GARAGE	36,397	09/01/2015
B16327	GARAGE	10,164	10/10/2005
B16327	NEW CONSTR	10,164	10/01/2005
R08406	REPAIR/RRF	5,000	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1319/1380	5/24/2005	QC	U	V	06	100			
GRANTOR: WHITLEY CHERYL JOY &									
GRANTEE: EASON WILLIAM & APR									
1256/0150	8/30/2004	QC	U	V	01	100			
GRANTOR: WHITLEY CHERYL									
GRANTEE: EASON APRIL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W31 S12 UGR=[YR=2005] W22 UOP=[YR=2022] W16 S14 E16 N14\$ S14 E22 N14\$ S37 FOP=[YR=2005] S5 E10 PTO=[YR=2005] S3 E5 N3 W5\$ E5 N5W15\$ E15 S5 E2 S1 E3 S1 E8 N1 E3 N55\$.									

EASON WILLIAM & APRIL
56000 OSCAR LN
CALLAHAN, FL 32011

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