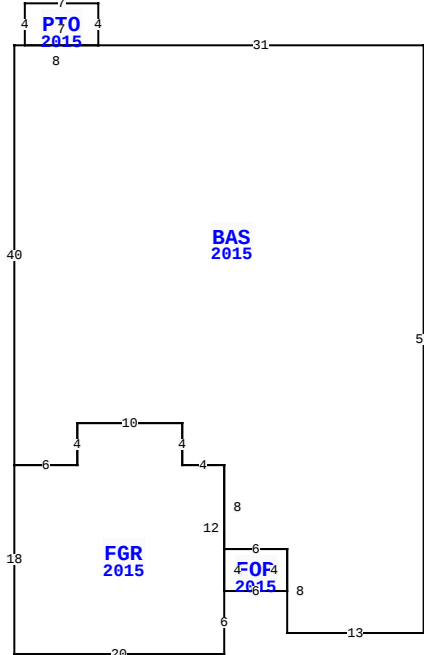




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0100	01	2,004	118.5800	107.02	214,468	2015	2015	0	0	0	3.00	97.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1776												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 60																										
Interior Floo	08	SHT VINYL 40																										
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		0 100																										
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA			07																					
NEIGHBORHOOD/LOC			7003.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,776	100	1,776	184,366																								
FGR	400	55	220	22,838																								
FOP	24	30	7	727																								
PTO	28	5	1	104																								
TOTALS			2,228	2,004	208,034																							
EXTRA FEATURES			45028 DUTTON WAY, CALLAHAN																									
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	0810	CONCRETE A	0	100	0	0	721.00	SF	6.50	6.50	100	2015	2015	3	96	4,499												
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2016	2016	3	92	3,886												
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276												
4	0479	VF PICKET	0	100	0	0	240.00	LF	10.00	10.00	100	2016	2016	3	92	2,208												
TOTAL OB/XF 10,869																												
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000											
REVIEW DATE 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																												



VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				208,034			
TOTAL MARKET OB/XF VALUE				10,869			
TOTAL LAND VALUE - MARKET				40,000			
TOTAL MARKET VALUE				258,903			
SOH/AGL Deduction				76,380			
ASSESSED VALUE				182,523			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				132,523			
TOTAL JUST VALUE				258,903			
NCON VALUE				6,370			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				215,694			
PERMIT NUM DESCRIPTION AMT ISSUED							
B3925		NEW CONSTR		178,950		04/24/2015	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2278/1178	5/30/2019	WD	Q	I	01	199,000	
GRANTOR: TYGREST AMANDA & JAME							
GRANTEE: BEAUREGARD ADAM M &							
1998/0922	8/18/2015	SW	Q	I	02	145,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: TYGREST AMANDA & JA							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2015] W31 PT0=[YR=2015] N4 W7 S4 E7\$ W8 S40							
FGR=[YR=2015] S18 E20 N6 FOP=[YR=2015] E6 N4 W6 S4\$ N12 W4 N4							
W10 S4 W6\$ E6 N4 E10 S4 E4 S8 E6 S8 E13 N56\$.							