



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC 8024.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,103	100	1,103	114,061
FOP	60	30	18	1,861
FUS	712	100	712	73,628
USP	78	30	23	2,378
USP	260	30	78	8,066
TOTALS	2,213		1,934	199,994

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0350	CARPOT WD	0 100	32	13	416.00	SF	13.00	13.00	100	1970	1970	3	20	1,082	
2	0810	CONCRETE A	0 100	0	0	94.00	SF	6.50	6.50	100	1987	1987	3	52	318	
3	1242	WD DECK A	0 100	27	16	432.00	SF	10.00	10.00	100	1996	1996	3	20	864	
4	1242	WD DECK A	0 100	20	16	320.00	SF	10.00	10.00	100	1996	1996	3	20	640	
5	0811	CONCRETE B	0 100	0	0	1,731.00	SF	5.20	5.20	100	2018	2018	3	97	8,731	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0900	01	1,934	94.9032	118.63	229,430	1992	1997	0	0	0	12.83	87.17													
1 SNGL FAM - 100% - 2016																									
Heated Area: 1815																									
HX Base Yr 2016																									
54609 CRAVEY RD, CALLAHAN																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
XF DATE		LAND DATE																							
INC DATE		AG DATE																							

TOTAL OB/XF													
11,635													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			199,994
TOTAL MARKET OB/XF VALUE			11,635
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			246,629
SOH/AGL Deduction			114,908
ASSESSED VALUE			131,721
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			81,721
TOTAL JUST VALUE			246,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R14548	REPAIR/RRF	10,176	08/04/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/1119	7/27/2015	SW	U	I	12	118,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: FARMER TOMMY W & KE						
1975/0436	4/20/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES	
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BUILDING DIMENSIONS	
USP=[YR=2010] W26 S10 BAS=[YR=1993] W16 S12 W1 S5 E1 S11 E12 S1 E6 FOP=[YR=1993] S4 E12 N5 W12 S1 \$ N1 E22 N3 E2 N10 USP=[YR=2010] N15 W6 S12 E4 S3 E2 \$ W2 N3 W4 N12 W20 \$ E26 N10 \$ PTR= E20 FUS=[YR=1993] E2 N3 E44 S6 W18 S16 W26 N3 W2 N16 \$ W20 \$.	