



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 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	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,818	100	1,818	183,758
FGR	396	55	218	22,035
FOP	16	30	5	506
FSP	288	40	115	11,624

TOTALS	2,518	2,156	217,923
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	31	15	465.00	SF	85.00	85.00	100	1987
2	0845	KOOL DECK	0 100	0	0	512.00	SF	7.25	7.25	100	1987
3	0510	GARAGE WD-	0 100	16	26	416.00	SF	35.00	35.00	100	1987
4	0810	CONCRETE A	0 100	12	24	288.00	SF	6.50	6.50	100	1987
5	0810	CONCRETE A	0 100	12	24	288.00	SF	6.50	6.50	100	1987
6	0812	CONCRETE C	0 100	0	0	2,671.00	SF	4.00	4.00	100	1987
7	0510	GARAGE WD-	0 100	26	27	702.00	SF	17.50	17.50	100	1990
8	0681	POLE SHED	0 100	17	13	221.00	SF	15.00	15.00	100	1990

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	0006	OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,156	105.8400	132.30	285,239	1986	1991	0	0	0 23.60	76.40
1 SNGL FAM - 100% - 2007 Heated Area: 1818 HX Base Yr 2007											

54209 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0861	POOL GUNIT	0 100	31	15	465.00	SF	85.00	85.00	100	1987	1987	3	20	7,905	
2	0845	KOOL DECK	0 100	0	0	512.00	SF	7.25	7.25	100	1987	1987	3	52	1,930	
3	0510	GARAGE WD-	0 100	16	26	416.00	SF	35.00	35.00	100	1987	1987	3	20	2,912	
4	0810	CONCRETE A	0 100	12	24	288.00	SF	6.50	6.50	100	1987	1987	3	52	973	
5	0810	CONCRETE A	0 100	12	24	288.00	SF	6.50	6.50	100	1987	1987	3	52	973	
6	0812	CONCRETE C	0 100	0	0	2,671.00	SF	4.00	4.00	100	1987	1987	3	52	5,556	
7	0510	GARAGE WD-	0 100	26	27	702.00	SF	17.50	17.50	100	1990	1990	3	20	2,457	
8	0681	POLE SHED	0 100	17	13	221.00	SF	15.00	15.00	100	1990	1990	3	20	663	

TOTAL OB/XF											
23,369											
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	0006	OR	0.00	0.00	1.00	AC	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						217,923					
TOTAL MARKET OB/XF VALUE						23,369					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						276,292					
SOH/AGL Deduction						155,916					
ASSESSED VALUE						120,376					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						70,376					
TOTAL JUST VALUE						276,292					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						267,331					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002467	REPAIR/RRF	0	05/01/2000
5077	ADDITION	2,731	08/08/1988
4393	GARAGE	18,304	09/24/1987
4128	SWIM POOL	13,225	05/28/1987
4078	GARAGE	1,144	05/08/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2304/0145	9/06/2019	QC	U	I	11	100	
GRANTOR: FORSHEE LAURA							
GRANTEE: FORSHEE LARRY							
1390/0811	2/21/2006	WD	Q	I		209,000	
GRANTOR: HOUSMAN RITA A							
GRANTEE: FORSHEE LARRY & LAU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 FSP=[YR=1993] N12 W24 S12 E24 \$ W41 S30 E14 FOP=[YR=2011] S2 E4 N4 W4 S2\$ N2 E4 S2 E15 S8 FGR=[YR=1993] S18 E22 N18 W22 \$ E22 N38 \$.											