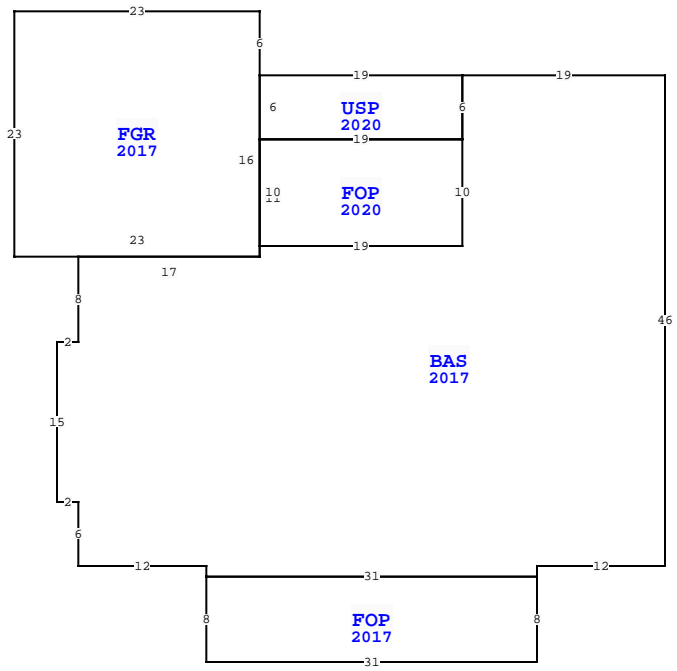


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,644	104.6400	130.80	345,835	2017	2017	0	0	4.50	95.50		
1 SNGL FAM - 100% - 2021 Heated Area: 2188 HX Base Yr 2021													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8124.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100	2,188	273,311
FGR	529	55	291	36,350
FOP	248	30	74	9,243
FOP	190	30	57	7,120
USP	114	30	34	4,247
TOTALS	3,269		2,644	330,272

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	0812	CONCRETE C	0	100	0	2,638.00	SF	4.00	4.00	100	2017	2017	3	97	10,235	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0812	CONCRETE C	0	100	0	1,343.00	SF	4.00	4.00	100	2020	2020	3	99	5,318	

53827 HONEYSUCKLE LN, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF 17,513													

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			340,069	
TOTAL MARKET OB/XF VALUE			17,513	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			417,582	
SOH/AGL Deduction			154,985	
ASSESSED VALUE			262,597	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			212,597	
TOTAL JUST VALUE			417,582	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			403,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004086	CARPORT	22,547	07/01/2017
B1704604	CO ISSUED	0	05/24/2017
B1701701	NEW CONSTR	0	03/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1612	12/10/2020	WD	Q	I	01	340,000
GRANTOR: BROWN BERYLE W & ATHA						
GRANTEE: MORGAN RICHARD A &						
2123/1528	5/30/2017	WD	Q	I	01	261,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: BROWN BERYLE W & AT						

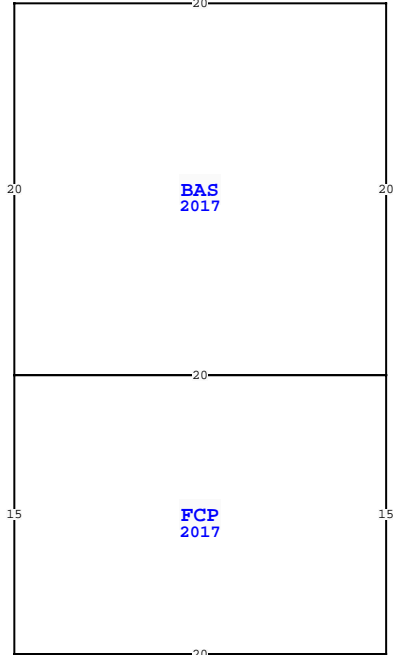
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W19 USP=[YR=2020] W19 FGR=[YR=2017] N6 W23 S23 E23 N1 FOP=[YR=2020] E19 N10 W19 S10\$ N16\$ S6 E19 N6\$ S6 W19 S11 W17 S8 W2 S15 E2 S6 E12 S1 FOP=[YR=2017] S8 E31 N8 W31\$ E31 N1 E12 N46\$.

LAND DESCRIPTION														TOTAL OB/XF 17,513										
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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 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 08
NEIGHBORHOOD/LOC		8124.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	400	100
FCP	300	25
TOTALS	700	475

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2021			Heated Area: 400			HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		340,069	
TOTAL MARKET OB/XF VALUE		17,513	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		417,582	
SOH/AGL Deduction		154,985	
ASSESSED VALUE		262,597	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		212,597	
TOTAL JUST VALUE		417,582	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		403,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1612	12/10/2020	WD	Q	I	01	340,000
GRANTOR: BROWN BERYLE W & ATHA						
GRANTEE: MORGAN RICHARD A &						
2123/1528	5/30/2017	WD	Q	I	01	261,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: BROWN BERYLE W & AT						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W20 S20 FCP=[YR=2017] S15 E20 N15 W20\$ E20 N20\$.

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