

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	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		8029.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	72,373
FEP	420	80	336	14,614
FOP	120	30	36	1,566
FOP	147	30	44	1,914
FST	77	55	42	1,826

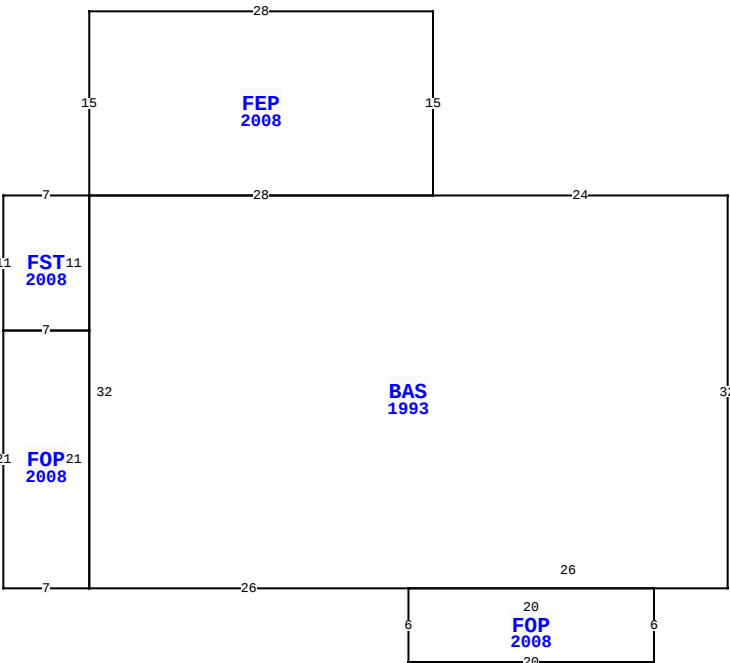
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	
2	0350	CARPORT WD	0	100	24	26	624.00	SF	13.00	13.00	
3	0511	GARAGE CB-	0	100	24	14	336.00	SF	30.00	30.00	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,122 62.7200 59.58 126,429 1971 1971 0 0 0 27.00 73.00

1 SINGLE FAM - 100% - 2000 Heated Area: 1664 HX Base Yr 2000



44394 LEE DR, CALLAHAN

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				92,293	
TOTAL MARKET OB/XF VALUE				6,311	
TOTAL LAND VALUE - MARKET				25,900	
TOTAL MARKET VALUE				124,504	
SOH/AGL Deduction				61,053	
ASSESSED VALUE				63,451	
TOTAL EXEMPTION VALUE		HX HB		38,451	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				124,504	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				116,682	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/0530	9/06/2005	QC	U	I	01	100	
GRANTOR: BROWNING ADAM & RICHA							
GRANTEE: BROWNING ADAM W							
0804/1567	8/29/1997	QC	U	I	01	100	
GRANTOR: BROWNING ADAM W							
GRANTEE: BROWNING ADAM W ETA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 FEP=[YR=2008] N15 W28 S15 E28\$ W28 FST=[YR=2008] W7 S11 FOP=[YR=2008] S21 E7 N21 W7\$ E7 N11\$ S32 E26 FOP=[YR=2008] S6 E20 N6 W20\$ E26 N32\$.											

LAND DESCRIPTION										TOTAL OB/XF										6,311									
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	000102	C	SFR/MH	100	0005	RM	0.00	0.00	0.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	25,900												