



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1,172	104,302
FOP	140	30	42	3,738
FOP	184	30	55	4,895
UDG	260	55	143	12,726
UDU	400	55	220	19,579
UST	32	45	14	1,246

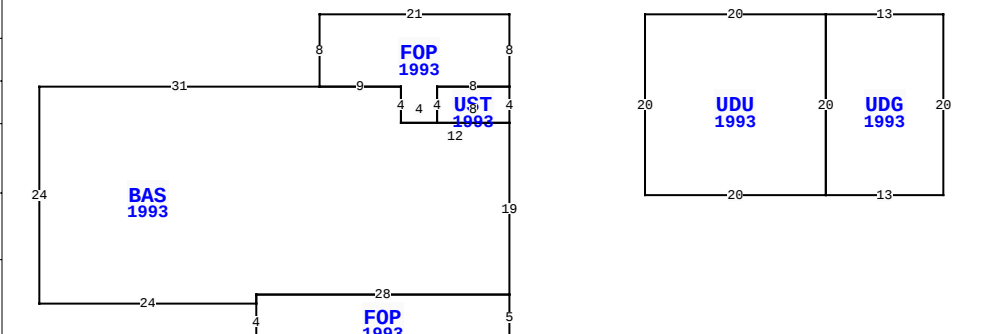
TOTALS	2,188		1,646	146,485
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1990
2	0681	POLE SHED	0 100	16	8	128.00	SF	18.75	18.75	100	1990
3	0681	POLE SHED	0 100	16	18	288.00	SF	15.00	15.00	100	1995

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.75	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,646	114.2400	108.53	178,640	1967	1980		0	0	18.00	82.00	

1 SINGLE FAM - 100% - 0 Heated Area: 1172 HX Base Yr



45415 MUSSLEWHITE RD, CALLAHAN

BLD DATE	12/06/2007	KW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,726
TOTAL MARKET OB/XF VALUE		1,731
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		222,707
SOH/AGL Deduction		115,543
ASSESSED VALUE		107,164
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,164
TOTAL JUST VALUE		222,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20329	GARAGE	15,000	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0084/0617	1/01/1968	TA	U	I		9,800	

GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FOP=[YR=1993] W21 S8 BAS=[YR=1993] W31 S24 E24 FOP=[YR=1993] S4 E28 N5 W28 S1 \$ N1 E28 N19 UST=[YR=1993] N4 W8 S4 E8 \$ W12 N4 W9\$ E9 S4 E4 N4 E8 N8 \$PTR= E15UDU=[YR=1993] E20 UDG=[YR=1993] E13 S20 W13 N20 \$ S20 W20 N20 \$ W15 \$.							

[illegible]