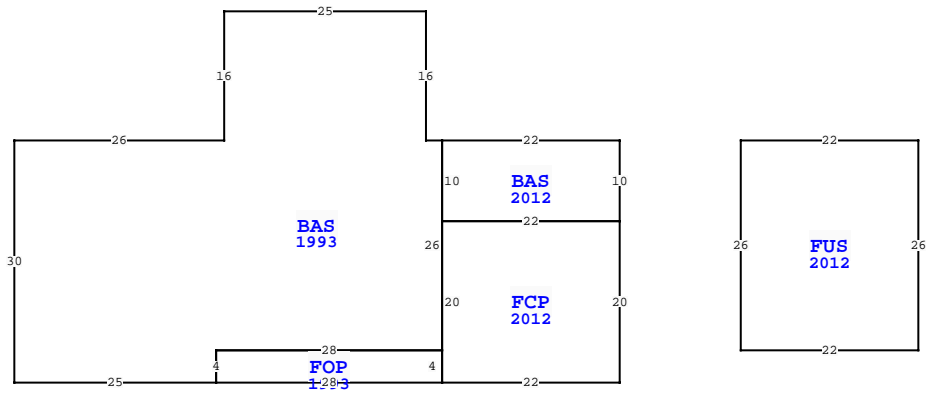




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,878	100	1,878
BAS	220	100	220
FCP	440	25	110
FOP	112	30	34
FUS	572	100	572
TOTALS	3,222		2,814
			215,639

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,814	110.2464	104.73	294,710	1976	1981	0	0	26.83	73.17
1 SINGLE FAM - 100% - 1977 Heated Area: 2670 HX Base Yr 1977											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			215,639
TOTAL MARKET OB/XF VALUE			18,528
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			269,167
SOH/AGL Deduction			133,441
ASSESSED VALUE			135,726
TOTAL EXEMPTION VALUE	HX HB SL		135,726
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			269,167
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4330	N/A	21,980	08/31/1987
3511	N/A	4,900	07/23/1986
3509	N/A	10,000	07/23/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

EXTRA FEATURES		54073 HERON RD, CALLAHAN														
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	0940	SHEDS/PORT	0	100	10	8		20.10	20.10	100	1985	1985	3	20	322	
2	0861	POOL GUNIT	0	100	32	16		85.00	85.00	100	1985	1985	3	20	8,704	
3	0845	KOOL DECK	0	100	108	7		7.25	7.25	100	1985	1985	3	47	2,576	
4	0940	SHEDS/PORT	0	100	23	24		20.10	20.10	100	1985	1985	3	20	2,219	
5	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	1985	1985	3	58	2,030	
6	0525	GAZEBO	0	100	0	0		5,000.00	5,000.00	100	2000	2000	3	28	1,400	
7	0475	VF 4 SBPL	0	100	0	0		14.00	14.00	100	2000	2000	3	52	917	
8	0469	VF LATTIC	0	100	0	0		5.50	5.50	100	2000	2000	3	52	360	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2012] W22 BAS=[YR=1993] W2 N16 W25 S16 W26 S30 E25 FOP=[YR=1993] E28 FCP=[YR=2012] E22 N20 W22 S20\$ N4 W28 S4\$ N4 E28 N26\$ S10 E22 N10\$ PTR= E15 FUS=[YR=2012] S26 E22 N26 W22\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF 18,528												
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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							