

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 Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	2,491	95.4000	119.25	297,052	1996	2001	0	0	10.75	89.25	
1 SNGL FAM - 100% - 1997 Heated Area: 1919 HX Base Yr 1997												

447582 US HWY 301, CALLAHAN

L	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	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	1996	1996	3	72	3,474	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0510	GARAGE WD-	0	100	30	18	540.00	SF	35.00	35.00	100	2012	2012	3	68	12,852	
4	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2005	2005	3	40	12,096	
5	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	2021	2021	3	95	32,623	
6	0855	CONC PAVER	0	100	0	0	597.00	SF	10.00	10.00	100	2021	2021	3	99	5,910	
7	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2021	2021	3	98	4,140	
8	0470	VNVL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

Quality		01 Quality Level 01	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 08	
NEIGHBORHOOD/LOC		8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,919	100	1,919
FGR	556	55	306
FOP	194	30	58
FOP	198	30	59
UST	332	45	149
TOTALS	3,199		2,491
			265,119

EXTRA FEATURES																	
L	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	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	1996	1996	3	72	3,474	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0510	GARAGE WD-	0	100	30	18	540.00	SF	35.00	35.00	100	2012	2012	3	68	12,852	
4	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2005	2005	3	40	12,096	
5	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	2021	2021	3	95	32,623	
6	0855	CONC PAVER	0	100	0	0	597.00	SF	10.00	10.00	100	2021	2021	3	99	5,910	
7	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2021	2021	3	98	4,140	
8	0470	VNVL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

LAND DESCRIPTION																	
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	0.44	AC		1.00	1.00	1.00	30,000.00	30,000.00	13,200

TOTAL OB/XF													74,448				
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--	--

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				265,119			
TOTAL MARKET OB/XF VALUE				74,448			
TOTAL LAND VALUE - MARKET				50,700			
TOTAL MARKET VALUE				390,267			
SOH/AGL Deduction				190,201			
ASSESSED VALUE				200,066			
TOTAL EXEMPTION VALUE				50,000			
BASE TAXABLE VALUE				150,066			
TOTAL JUST VALUE				390,267			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				381,426			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000040	SWIM POOL	39,000	01/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/1434	10/23/2017	QC	U	I	11	100
GRANTOR: PITTMAN CLARENCE E						
GRANTEE: PITTMAN CLARENCE E						
0971/0764	2/16/2001	QC	U	I	01	100
GRANTOR: PITTMAN VONDA K						
GRANTEE: PITTMAN CLARENCE E						

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
BAS=[YR=1996] W2 N3 W23 S16 FOP=[YR=1996] W35 S6 E25 N2 E8 S2 E2 N6 \$ S6 W2 N2 W8 S2 W31 S25 E5 S8 FOP=[YR=1996] S6 E33 N6 W33 \$ E33 N8 FGR=[YR=1996] E3 S3 E23 N26 W8 S3 W9 S2 W6 S13 W3 S5 \$ N5 E3 N13 E6 N2 E9 N3 E8 N11 E2 N10 \$ PTR= E15 UST=[YR=1996] E8 S7 E4 S23 W12 N30 \$ W15 \$ .																	