



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

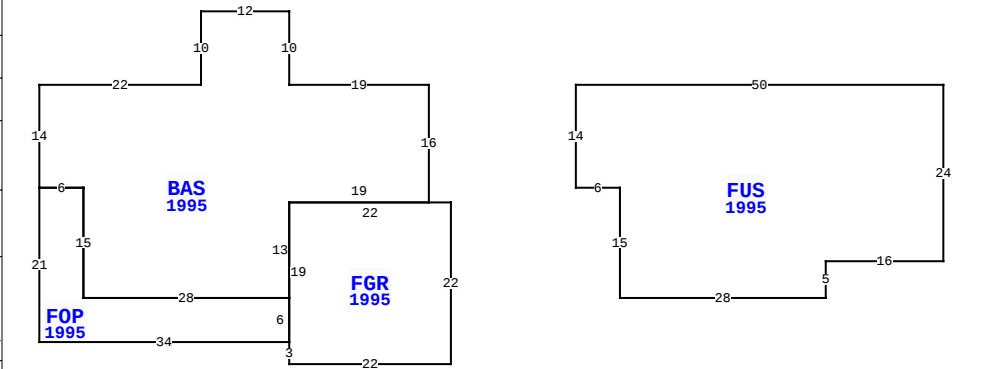
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	178,725
FGR	484	55	266	36,016
FOP	294	30	88	11,915
FUS	1,280	100	1,280	173,309
TOTALS	3,378		2,954	399,964

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1995
2	0811	CONCRETE B	0 100	0	0	908.00	SF	5.20	5.20	100	1995
3	0680	POLE SHED	0 100	40	24	960.00	SF	10.00	10.00	100	2000

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	0005	OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,954	115.2346	144.04	425,494	1995	2010	0	0	0	6.00	94.00	
1 SNGL FAM - 100% - 2022				Heated Area: 2600				HX Base Yr 2022					



55162 JEWEL THOMAS RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
11,383													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		399,964	
TOTAL MARKET OB/XF VALUE		11,383	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		446,347	
SOH/AGL Deduction		96,229	
ASSESSED VALUE		350,118	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		300,118	
TOTAL JUST VALUE		446,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001799	REPAIR/RRF	9,000	02/27/2020
B952082	NEW CONSTR	100,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1626	8/20/2021	QC	U	I	11	100
GRANTOR: D'ANGELO MARK S JR &						
GRANTEE: D'ANGELO MARK S JR						
2349/0670	3/12/2020	WD	Q	I	05	314,700
GRANTOR: THOMAS LONNIE H JR &						
GRANTEE: D'ANGELO MARK S JR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W19 N10 W12 S10 W22 S14 FOP=[YR=1995] S21 E34 FGR=[YR=1995] S3 E22 N22 W22 S19\$ N6 W28 N15 W6 \$ E6 S15 E28 N13 E19 N16\$ PTR= E20 FUS=[YR=1995] E50 S24 W16 S5 W28 N15 W6 N14\$W20\$.											