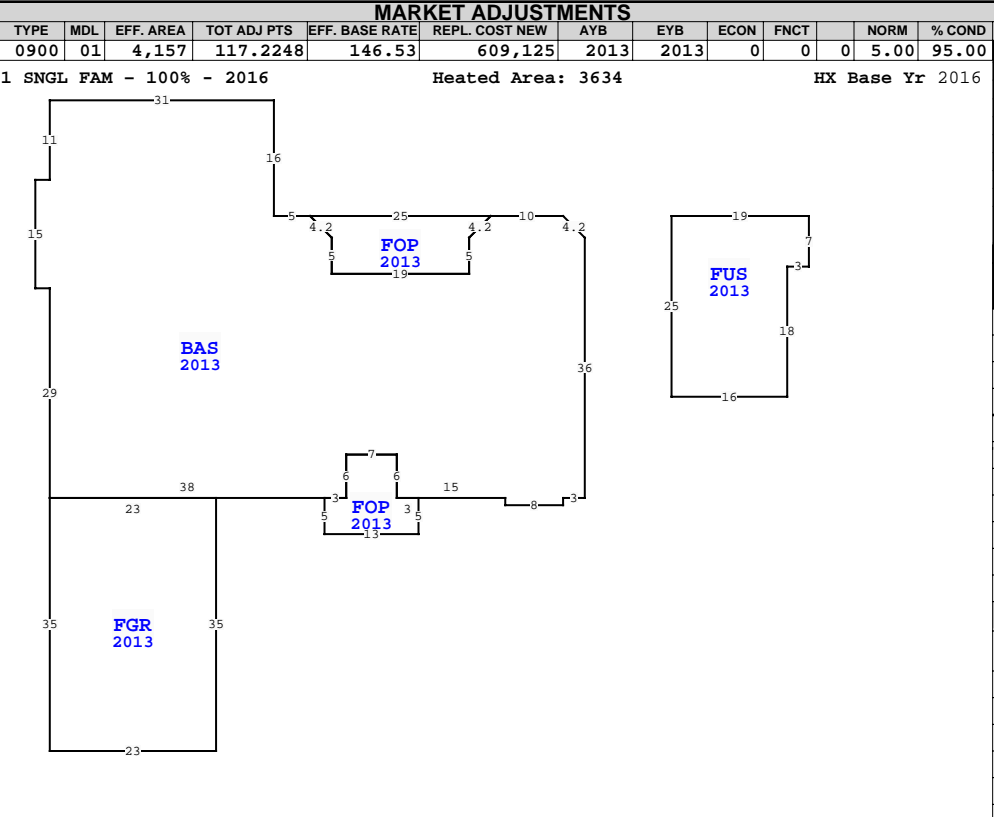


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	5 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8018.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,213	100	3,213	447,261
FGR	805	55	443	61,667
FOP	107	30	32	4,455
FOP	161	30	48	6,681
FUS	421	100	421	58,605
TOTALS	4,707		4,157	578,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,157	117.2248	146.53	609,125	2013	2013	0	0	5.00	95.00

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		578,669
TOTAL MARKET OB/XF VALUE		77,105
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		715,774
SOH/AGL Deduction		355,740
ASSESSED VALUE		360,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,034
TOTAL JUST VALUE		715,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002705	REPAIR/RRF	60,000	02/17/2022
B1632145	SWIM POOL	40,000	04/01/2016
B0821274	CO ISSUED	0	06/11/2015
M15056	MECH OTHER	0	02/01/2010
E22265	ELEC OTHER	10,000	11/01/2009
P13785	OTHER	0	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/0846	6/17/2015	WD	U	I	11	100

GRANTOR: VELEBER TROY  
GRANTEE: STEVENS DAVID & ELI  
1961/1877 2/09/2015 WD U I 12 140,000  
GRANTOR: AMERIS BANK  
GRANTEE: VELEBER TROY

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2015	2015	3	95	7,026	
2	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2016	2016	3	81	33,874	
3	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2016	2016	3	96	7,584	
4	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2016	2016	3	96	317	
5	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2016	2016	3	96	4,911	
6	0479	VF PICKET	0	100	0	0		10.00	10.00	100	2016	2016	3	90	1,620	
7	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2016	2016	3	81	4,277	
8	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2016	2016	3	90	9,504	
9	0940	SHEDS/PORT	0	100	12	20		45.00	45.00	100	2016	2016	3	74	7,992	

45379 AMERICAN DREAM DR, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FOP=[YR=2013] W25 D3 R3 S5 E19 N5 U3 R3 \$ D3 L3 S5 W19 N5 U3 L3 W5 N16 W31 S11 W2 S15 E2 S29  
FGR=[YR=2013] S35 E23 N35 W23\$ E38 FOP=[YR=2013] S5 E13 N5 W3 N6 W7 S6 W3\$ E3 N6 E7 S6 E15 S1 E8 N1 E3 N36 U3 L3 \$ PTR= E15  
FUS=[YR=2013] E19 S7 W3 S18 W16 N25\$ W15\$.

LAND DESCRIPTION

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

TOTAL OB/XF 77,105