



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

--	--	--

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1,741	243,165
FGR	756	55	416	58,102
FOP	114	30	34	4,749
FOP	149	30	45	6,285

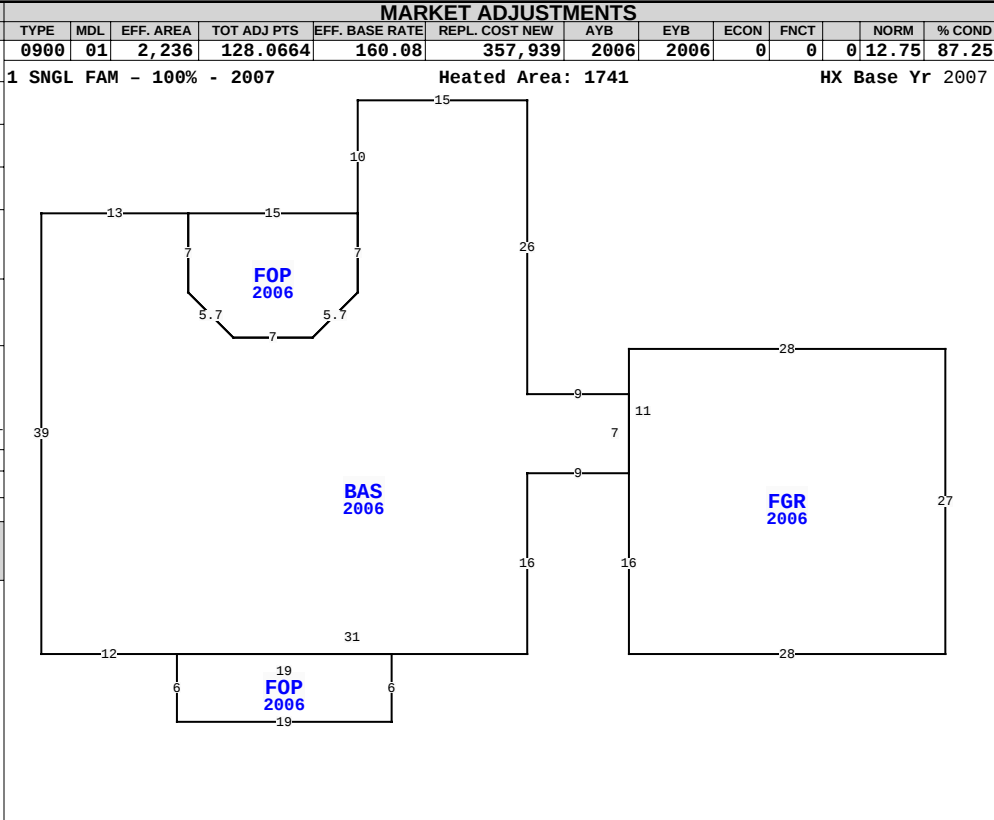
TOTALS 2,760 2,236 312,302

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0812	CONCRETE C	0	100	0	0	1,870.00	SF	4.00	4.00	100	2006	2006	3	87	6,508	
3	0474	VF 4 RAIL	0	100	57	8	456.00	LF	9.25	9.25	100	2009	2009	3	76	3,206	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	76	684	
5	0810	CONCRETE A	0	100	25	19	475.00	SF	6.50	6.50	100	2011	2011	3	92	2,841	
6	0861	POOL GUNIT	0	100	20	14	280.00	SF	85.00	85.00	100	2014	2014	3	75	17,850	
7	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2014	2014	3	95	7,125	
8	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2014	2014	3	87	2,227	

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							



615504 RIVER RD, CALLAHAN

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

TOTAL OB/XF 42,241

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		327,782	
TOTAL MARKET OB/XF VALUE		42,241	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		400,023	
SOH/AGL Deduction		216,984	
ASSESSED VALUE		183,039	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		133,039	
TOTAL JUST VALUE		400,023	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1427511	ELEC OTHER	0	04/01/2014
B24338	ADDITION	34,794	02/01/2011
E16005	ELEC OTHER	5,000	10/01/2005
M10513	MECH OTHER	0	10/01/2005
P10184	OTHER	0	10/01/2005
R08445	REPAIR/RRF	4,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1174/1326	9/24/2003	WD	U	V	
					SALE PRICE
					27,000

GRANTOR: HIGGINBOTHAM FLORA T
GRANTEE: STEVENS JOHN & KELL

--	--	--	--	--	--

BUILDING NOTES

--	--	--	--	--	--

BUILDING DIMENSIONS

BAS=[YR=2006] W15 S10 FOP=[YR=2006] W15 S7 D4 R4 E7 R4 U4 N7\$ S7 D4 L4 W7 L4 U4 N7 W13 S39 E12 FOP=[YR=2006] S6 E19 N6 W19\$ E31 N16 E9 FGR=[YR=2006] S16 E28 N27 W28 S11 \$ N7 W9 N26\$.



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories		0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	15,480
TOTALS	900		900	15,480

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	900	57.1320	20.00	18,000	2011	2011	0	0	14.00	86.00
2 GARAGE RES - 100% - 2007						Heated Area: 900		HX Base Yr 2007			