



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

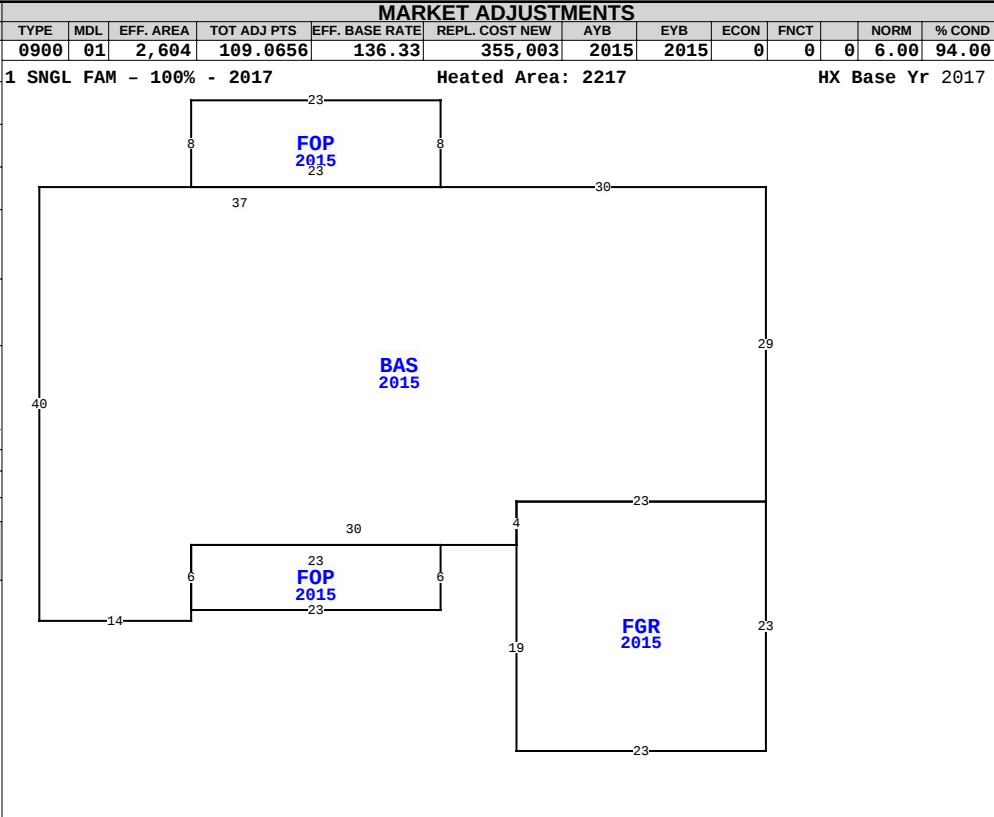
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100	2,217	284,109
FGR	529	55	291	37,292
FOP	138	30	41	5,255
FOP	184	30	55	7,048

TOTALS	3,068		2,604	333,703
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,817.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	466.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	1,080.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	100	0	0	728.00	SF	10.00	10.00	

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	005000	C	RURAL HOME	100		OR	0.00	0.00	3.00	AC	
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.89	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	8.89	AC	



55035 COUNTRREE LIFE WAY, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	1,817.00	SF	5.20	5.20	100	2021	2021	3	99	9,354	
2	0861	POOL GUNIT	0	100	0	0	466.00	SF	85.00	85.00	100	2021	2021	3	95	37,630	
3	0855	CONC PAVER	0	100	0	0	1,080.00	SF	10.00	10.00	100	2021	2021	3	99	10,692	
4	0462	ST/AL FNC	0	100	0	0	728.00	SF	10.00	10.00	100	2021	2021	3	95	6,916	

TOTAL OB/XF											
64,592											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
PAGE 1 of 2											
VALUATION BY											STANDARD
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											344,459
TOTAL MARKET OB/XF VALUE											64,592
TOTAL LAND VALUE - MARKET											196,240
TOTAL MARKET VALUE											467,985
SOH/AGL Deduction											150,784
ASSESSED VALUE											317,201
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											267,201
TOTAL JUST VALUE											605,291
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											619,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008841	SWIM POOL	30,000	09/23/2020
20004520	XFOB	11,592	05/27/2020
18002820	ADDITION	16,870	03/19/2018
B1530528	CO ISSUED	0	09/04/2015
B1530528	NEW CONSTR	271,928	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1982/1003	5/28/2015	WD	U	V	30	44,000	
GRANTOR: HUNTER KENNETH & JAMI							
GRANTEE: BOWLES CHRIS & JANA							
1976/0227	4/23/2015	WD	Q	V	01	189,000	
GRANTOR: HIGGINBOTHAM ALBERT L							
GRANTEE: HUNTER KENNETH & JA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W30 FOP=[YR=2015] N8 W23 S8 E23\$ W37 S40 E14 N1 FOP=[YR=2015] E23 N6 W23 S6\$ N6 E30 FGR=[YR=2015] S19 E23 N23 W23 S4\$ N4 E23 N29 \$.											

[illegible]