

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
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
BAS	2,454	100	2,454
FGR	680	55	374
FOP	204	30	61
FOP	256	30	77
TOTALS	3,594		2,966
			435,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,966	119.9910	149.99	444,870	2018	2018	0	0	2.18	97.82
1 SNGL FAM - 100% - 2022											
Heated Area: 2454 HX Base Yr 2022											
55074 COUNTRREE LIFE WAY, CALLAHAN											
BLD DATE			LGL DATE			05/30/2023			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			463,021
TOTAL MARKET OB/XF VALUE			4,596
TOTAL LAND VALUE - MARKET			313,700
TOTAL MARKET VALUE			512,269
SOH/AGL Deduction			189,873
ASSESSED VALUE			322,396
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			272,396
TOTAL JUST VALUE			781,317
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			725,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240002430	861-593 855-1333	120,000	02/29/2024
B2215743	GARAGE	50,769	10/20/2022
1808341	CO ISSUED	0	08/15/2018
17009307	NEW CONSTR	321,219	10/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/0153	3/28/2021	QC	U	I	11	100
GRANTOR: WEAVER KERRY E						
GRANTEE: MCLAUGHLIN MATTHEW						
2449/0158	3/21/2021	WD	Q	I	02	676,000
GRANTOR: MCLAUGHLIN MATTHEW J						
GRANTEE: FRATELLO FRANK JR &						

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	0810	CONCRETE A	0	100	0	0		729.00	SF	6.50				4,596	

BUILDING NOTES											
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2018] W12 FOP=[YR=2018] W32 S8 E32 N8\$ S8 W32 N8 W16 S26 D9 L9 FGR=[YR=2018] U3 L3 D20 L20 D17 R17 U20 R20 U14 L14 \$ D14 R14 U5 R5 E6 FOP=[YR=2018] S6 E32 N6 W12 N2 W6 S2 W14\$ E14 N2 E6 S2 E12 N2 E12 N42\$.</p>											

LAND DESCRIPTION												TOTAL OB/XF												
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	16.58	AC		1.00	1.00	1.00	555.00	555.00	9,202							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.58	AC		1.00	1.00	1.00	15,000.00	15,000.00	278,700							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
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
BAS	1,200	100	1,200
FOP	480	30	144
		TOTAL GROSS AREA	TOT ADJ AREA
TOTALS		1,680	1,344
SUBAREA MARKET VALUE		27,849	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 GARAGE RES - 100% - 2022 Heated Area: 1200 HX Base Yr 2022											
55074 COUNTREE LIFE WAY, CALLAHAN				BLD DATE		LGL DATE	05/30/2023				MLU
				XF DATE		LAND DATE					
				INC DATE		AG DATE					

NASSAU COUNTY PROPERTY			PAGE 2 of 2	
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2449/0158	3/21/2021	WD	Q	I	02	676,000
GRANTOR: MCLAUGHLIN MATTHEW J						
GRANTEE: FRATELLO FRANK JR &						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2022] W30 FOP=[YR=2022] W12 S40 E12 N40\$ S40 E30 N40\$.		

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR