



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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

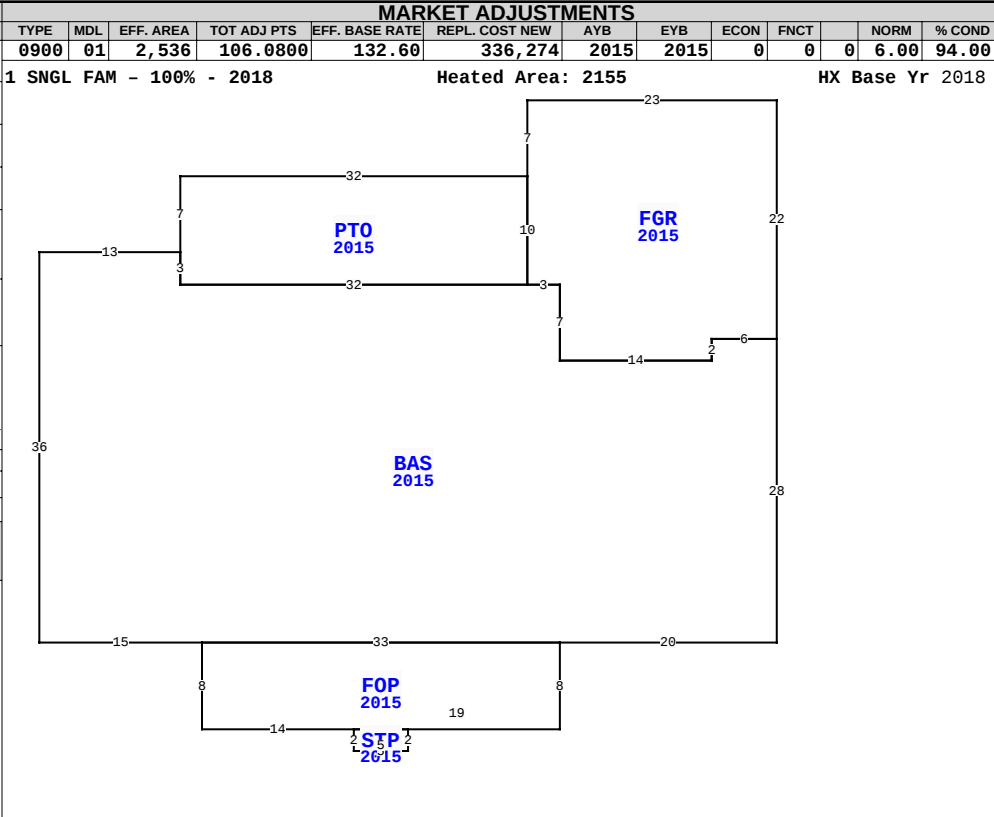
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2,155	268,608
FGR	519	55	285	35,524
FOP	264	30	79	9,847
PTO	320	5	16	1,995
STP	10	10	1	125

TOTALS	3,268		2,536	316,098
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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	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	1,875.00	SF	5.20	5.20	
3	0680	POLE SHED	0	100	48	22	1,056.00	SF	10.00	10.00	
4	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	
5	0680	POLE SHED	0	100	40	30	1,200.00	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	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	10.00	AC	



54481 WILDLIFE WAY, CALLAHAN	BLD DATE	LGL DATE	07/11/2018	MF
	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	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2018	2018	3	97	1,816	
2	0811	CONCRETE B	0	100	0	0	1,875.00	SF	5.20	5.20	100	2020	2020	3	99	9,653	
3	0680	POLE SHED	0	100	48	22	1,056.00	SF	10.00	10.00	100	2020	2020	3	93	9,821	
4	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	100	2024	2022		100	8,000	
5	0680	POLE SHED	0	100	40	30	1,200.00	SF	10.00	10.00	100	2024	2023		100	12,000	

TOTAL OB/XF												41,290	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	1		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		328,718	
TOTAL MARKET OB/XF VALUE		41,290	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		530,008	
SOH/AGL Deduction		198,688	
ASSESSED VALUE		331,320	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		276,320	
TOTAL JUST VALUE		530,008	
NCON VALUE		20,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,823	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003738	GARAGE	28,680	05/01/2018
B1529877	CO ISSUED	0	06/22/2015
B1529788	NEW CONSTR	0	04/27/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2108/0512	3/20/2017	WD	Q	I	01	360,000	
GRANTOR: REED MICHAEL CHAD & K							
GRANTEE: ROBERTS DAVID R & S							
1937/1471	8/15/2014	WD	U	I	37	47,500	
GRANTOR: EMPTY NEST FARMS LLC							
GRANTEE: REED MICHAEL CHAD &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015;ORIG=-55,14] W13 S36 E15 E33 E20 N28 W6 S2 W14 N7 W3 W32 N3 \$											
FGR=[YR=2015;ORIG=0,0] W23 S7 S10 E3 S7 E14 N2 E6 N22 \$											
PTO=[YR=2015;ORIG=-23,7] W32 S7 S3 E32 N10 \$											
FOP=[YR=2015;ORIG=-53,50] S8 E14 E19 N8 W33 \$											
STP=[YR=2015;ORIG=-39,58] S2 E5 N2 W5 \$											

[illegible]