



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 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 07
NEIGHBORHOOD/LOC	7001.00	

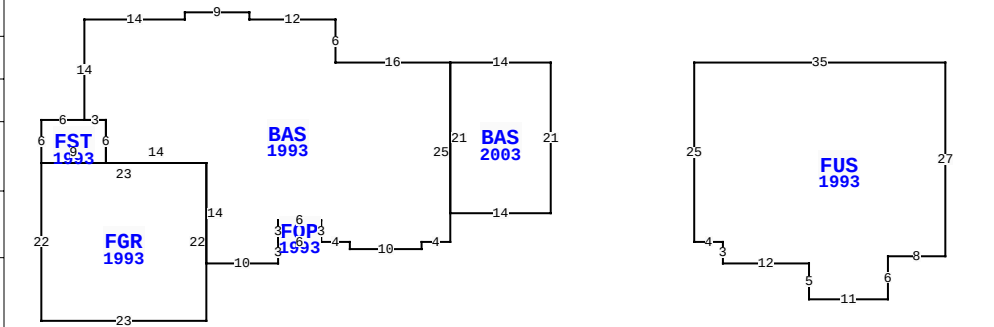
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1,311	181,543
BAS	294	100	294	40,712
FGR	506	55	278	38,496
FOP	18	30	5	693
FST	54	55	30	4,154
FUS	1,015	100	1,015	140,554

TOTALS	3,198		2,933	406,150
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	0	0	1,196.00	SF	4.00
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	728.00	SF	7.25
6	0940	SHEDS/PORT	0	100	4	12	48.00	SF	30.00
7	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00
8	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50
9	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50
10	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RL	137.00	165.00	0.52

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,933	118.8000	148.50	435,550	1989	2010	0	0	6.75	93.25
1 SNGL FAM - 100% - 2022 Heated Area: 2620 HX Base Yr											



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

45047 BUTLER LN, CALLAHAN

TOTAL OB/XF														
26,428														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3
3	0812	CONCRETE C	0	100	0	0	1,196.00	SF	4.00	4.00	100	1989	1989	3
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	1994	1994	3
5	0845	KOOL DECK	0	100	0	0	728.00	SF	7.25	7.25	100	1994	1994	3
6	0940	SHEDS/PORT	0	100	4	12	48.00	SF	30.00	30.00	100	1994	1994	3
7	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1994	1994	3
8	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	1994	1994	3
9	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2003	2003	3
10	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00	4.00	100	2007	2007	3

TOTAL OB/XF														
26,428														
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
1	000100	C	SFR	100		RL	137.00	165.00	0.52	AC		1.00	1.00	1.50

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					546,984				
TOTAL MARKET OB/XF VALUE					26,428				
TOTAL LAND VALUE - MARKET					27,300				
TOTAL MARKET VALUE					600,712				
SOH/AGL Deduction					6,525				
ASSESSED VALUE					594,187				
TOTAL EXEMPTION VALUE					13				
BASE TAXABLE VALUE					594,187				
TOTAL JUST VALUE					0				
NCON VALUE					600,712				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					576,881				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2949	ADDITION	39,150	08/07/2006
B2572	ADDITION	12,000	03/07/2003
2265	NEW CONSTR	80,000	12/16/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2477/0589	7/02/2021	WD	Q	I	01	575,000	
GRANTOR: DEAN MARK A & KIMBERL							
GRANTEE: LAROSE LAURA P & WI							
2287/0494	7/02/2019	WD	Q	I	01	399,000	
GRANTOR: WILKERSON MARTIN A &							
GRANTEE: DEAN MARK A & KIMBE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 BAS=[YR=1993] W16 N6 W12 N1 W9 S1 W14 S14 FST=[YR=1993] W6 S6 FGR=[YR=1993] S22 E23 N22 W23\$ E9 N6 W3\$ E3 S6 E14 S14 E10 N3 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E4 S1 E10 N1 E4 N25\$ S21 E14 N21\$ PTR=E20 FUS=[YR=1993] E35 S27 W8 S6 W11 N5 W12 N3 W4 N25\$ W20\$.									

LAROSE LAURA P & WILLIS D JR
45047 BUTLER LANE
CALLAHAN, FL 32011

30-2N-25-0000-0004-0050

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