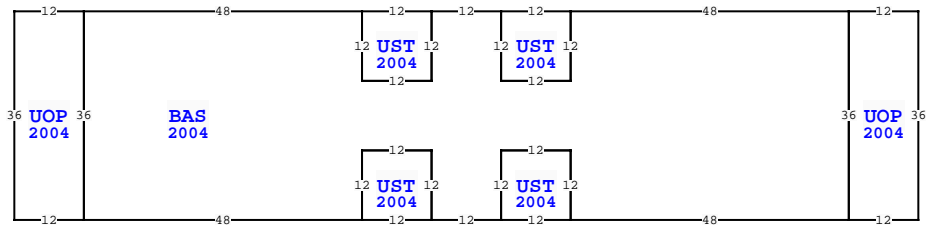


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	03 CONC FINSH 60
Interior Floor	03 CONC FINSH 40
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	0 100
Bathrooms	0.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	BARN	- 0%	- 2022									
Heated Area: 4176 HX Base Yr 2022												



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	4,176	100	4,176	35,290
UOP	432	20	86	727
UOP	432	20	86	727
UST	144	45	65	549
UST	144	45	65	549
UST	144	45	65	549
UST	144	45	65	549
TOTALS	5,616		4,608	38,941

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	606.00	SF	6.50	6.50	100	2021	2021	3	99	3,900	

44251 LAMAR AV, CALLAHAN			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	07/23/2014
			INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	281,302		
TOTAL MARKET OB/XF VALUE	3,900		
TOTAL LAND VALUE - MARKET	114,730		
TOTAL MARKET VALUE	399,932		
SOH/AGL Deduction	50,471		
ASSESSED VALUE	349,461		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	299,461		
TOTAL JUST VALUE	399,932		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	388,989		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011870	CO ISSUED	0	09/21/2021
20011870	NEW CONSTR	165,992	12/01/2020
B11898	GARAGE	120,000	11/01/2004
P014546	SWIM POOL	0	02/01/2001
MH5949	MH MOVE-ON	0	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/0901	4/02/2018	WD Q	Q	I	05	219,000
GRANTOR: HENG MARC LOUIS & REN						
GRANTEE: STARLING TONY L						
2005/1927	9/19/2015	WD Q	Q	I	05	200,000
GRANTOR: GILLIEN JOHN T						
GRANTEE: HENG MARC LOUIS & R						

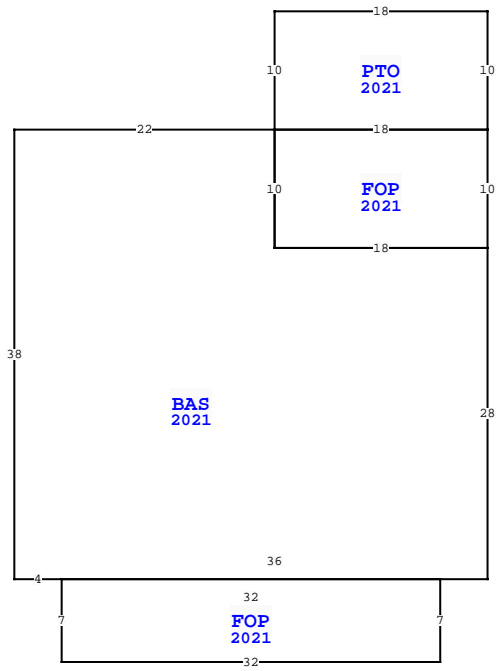
BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=2004] W12 BAS=[YR=2004] W48 UST=[YR=2004] W12 S12 E12 N12\$ S12 W12 N12 W12 UST=[YR=2004] W12 S12 E12 N12\$ S12 W12 N12 W48 UOP=[YR=2004] W12 S36 E12 N36\$ S36 E48 UST=[YR=2004] E12 N12 W12 S12\$ N12 E12 S12 E12 UST=[YR=2004] E12 N12 W12 S12\$ N12 E12 S12 E48 N36\$ S36 E12 N36\$ .

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	0007	OR	0.00	0.00	6.78	AC		1.00	1.00	1.00	16,000.00	16,000.00	108,480							
2	009530	C	POND	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	1,470	110.4660	165.70	243,579	2021	2021	0	0	0.50	99.50	
3 SFR CUST - 100% - 2022 Heated Area: 1340 HX Base Yr 2022												



Quality	02	Quality Level 02		
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	1,340	100	1,340	220,928
FOP	180	30	54	8,903
FOP	224	30	67	11,046
PTO	180	5	9	1,484
TOTALS	1,924		1,470	242,361

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			281,302
TOTAL MARKET OB/XF VALUE			3,900
TOTAL LAND VALUE - MARKET			114,730
TOTAL MARKET VALUE			399,932
SOH/AGL Deduction			50,471
ASSESSED VALUE			349,461
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			299,461
TOTAL JUST VALUE			399,932
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/0901	4/02/2018	WD Q	Q	I	05	219,000
GRANTOR: HENG MARC LOUIS & REN						
GRANTEE: STARLING TONY L						
2005/1927	9/19/2015	WD Q	Q	I	05	200,000
GRANTOR: GILLIEN JOHN T						
GRANTEE: HENG MARC LOUIS & R						

EXTRA FEATURES

44251 LAMAR AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/23/2014
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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2021] N10 W18 S10	BAS=[YR=2021] W22 S38 E4
FOP=[YR=2021] S7 E32 N7 W32\$ E36 N28	FOP=[YR=2021] N10 W18 S10 E18\$ W18 N10\$ E18\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV