

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	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	5 100
Frame	04 REIN CONC 100
Stories	2. 2. 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			
0900	01	5,599	116.8072	146.01	817,510	2018	2018	0	0	0	3.75	96.25		
1 SNGL FAM - 100% - 2019 Heated Area: 4704 HX Base Yr 2019														



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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		846,842			
TOTAL MARKET OB/XF VALUE		64,490			
TOTAL LAND VALUE - MARKET		273,250			
TOTAL MARKET VALUE		1,028,964			
SOH/AGL Deduction		239,777			
ASSESSED VALUE		789,187			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		739,187			
TOTAL JUST VALUE		1,184,582			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,153,529			

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	3,540	100	3,540	497,492
FGR	1,016	55	559	78,559
FOP	143	30	43	6,043
FOP	168	30	50	7,027
FOP	168	30	50	7,027
FOP	406	30	122	17,145
FST	100	55	55	7,730
FUS	1,164	100	1,164	163,583
PTO	90	5	4	562
STR	25	10	2	281
TOTALS	6,916		5,599	786,853

** This building has 11 Sub-Areas
47100 ROCHAY RDG, CALLAHAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009038	GARAGE	100,380	12/01/2018
17003087	CO ISSUED	0	04/10/2018
17007460	SWIM POOL	55,485	01/01/2018
17003087	NEW CONSTR	583,791	07/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/1080	5/26/2016	WD Q	Q	V	05	225,000

GRANTOR: YOUNG GARY R & MELYND						
GRANTEE: ROCHAY HOWARD OSCAR						
1520/0279	8/20/2007	WD U	V	01		100
GRANTOR: YOUNG GARY R & MELYND						
GRANTEE: YOUNG GARY R						

BUILDING NOTES
FGR=[YR=2018] W18 FST=[YR=2018] N10 PTO=[YR=2018] N9 W10 BAS=[YR=2018] N1 W22 S1 FOP=[YR=2018] W29 S14 E29 N14\$ S4 W29 N14 W6 S11 W12 S24 FOP=[YR=2018] W8 S21 E8 N21\$ S27 E7 FOP=[YR=2018] S6 E28 N6 W28\$ E36 N10 E28 N19 W2 N33\$ S9 E10\$ W10 S10 E10\$ W10 S14 E2 S24 E26 N38\$ PTR=E30 FUS=[YR=2018] E20 STR=[YR=2018] E8 S12 W8 N12\$ S12 E8 N10 E15 S28 W43 N5 FOP=[YR=2018] W8 N21 E8 S7 STR=[YR=2018] E5 S5 W5 N5\$ S5 E5 N5 W5 S14\$ N25\$ W30\$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0861	POOL GUNIT	0	100	0	0	608.00	SF	85.00	85.00	100	2018	2018	3	87	44,962	
3	0855	CONC PAVER	0	100	0	0	1,387.00	SF	10.00	10.00	100	2018	2018	3	97	13,454	
4	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2018	2018	3	87	3,550	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

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				
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.80	AC		1.00	1.00	1.00	555.00	555.00	3,774					
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250					
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	190.00	190.00	608					
4	005000	C	RURAL HOME	100		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	112,000					
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000					

