



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

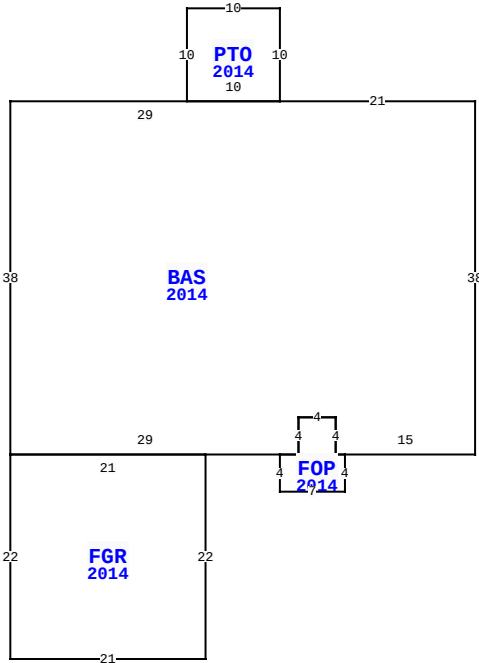
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	211,118
FGR	462	55	254	28,463
FOP	44	30	13	1,457
PTO	100	5	5	560
TOTALS	2,490		2,156	241,599

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
1	0810	CONCRETE A	0	100	0	0			868.00	SF	6.50			

LAND DESCRIPTION														
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
1	000100	C	SFR	100	0007	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,156	96.1380	120.17	259,087	2014	2014	0	0	0	6.75	93.25		
1 SNGL FAM - 100% - 2015 Heated Area: 1884 HX Base Yr 2015														



TOTAL OB/XF														
47248 SAWTOOTH RDG, CALLAHAN														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
STANDARD														
VALUATION BY														
Tax Group: 4 Tax Dist:														
BUILDING MARKET VALUE 241,599														
TOTAL MARKET OB/XF VALUE 5,360														
TOTAL LAND VALUE - MARKET 38,150														
TOTAL MARKET VALUE 285,109														
SOH/AGL Deduction 129,137														
ASSESSED VALUE 155,972														
TOTAL EXEMPTION VALUE HX HB 50,000														
BASE TAXABLE VALUE 105,972														
TOTAL JUST VALUE 285,109														
NCON VALUE 0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 274,871														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328067	CO ISSUED	0	02/24/2014
B1328067	NEW CONSTR	223,169	12/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2278/0333	5/14/2019	WD	U	I	30	66,500			
GRANTOR: THOMPSON MICHELLE & C									
GRANTEE: THOMPSON CHRISTOPHE									
1889/0051	11/15/2013	QC	U	V	11	25,000			
GRANTOR: THOMPSON CURTIS L & S									
GRANTEE: THOMPSON CURTIS L &									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2014] W21 PT0=[YR=2014] N10 W10 S10 E10\$ W29 S38														
FGR=[YR=2014] S22 E21 N22 W21\$ E29 FOP=[YR=2014] S4 E7 N4 W1														
N4 W4 S4 W2\$ E2 N4 E4 S4 E15 N38\$.														