



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	5000IMPROVED 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	1,792	100	1,792	226,875
FGR	441	55	243	30,765
FOP	292	30	88	11,141
FOP	306	30	92	11,648
FUS	770	100	770	97,485
STR	72	10	7	887
UUS	294	50	147	18,610
TOTALS	3,967		3,139	397,411

EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0811
3	0681

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,139	104.4200	130.52	409,702	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017 Heated Area: 2562 HX Base Yr 2017											
53296 EQUESTRIAN WAY, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU											

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	2016	2016	3	97	1,940	
2	0811	CONCRETE B	0 100	0 0	1,256.00	SF	5.20	5.20	100	2016	2016	3	96	6,270	
3	0681	POLE SHED	0 100	30 40	1,200.00	SF	15.00	15.00	100	2019	2019	3	90	16,200	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.37	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.37	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		397,411	
TOTAL MARKET OB/XF VALUE		24,410	
TOTAL LAND VALUE - MARKET		184,920	
TOTAL MARKET VALUE		462,021	
SOH/AGL Deduction		184,083	
ASSESSED VALUE		277,938	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		227,938	
TOTAL JUST VALUE		606,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		547,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531531	NEW CONSTR	0	11/01/2015
B1531531	NEW CONSTR	0	11/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1991/1275	7/15/2015	WD	Q	V	01
GRANTOR: BENNETT'S PROPERTY SE					
GRANTEE: TURNER DAVID E & JE					
1797/1118	6/12/2012	WD	U	V	16
GRANTOR: G&H LAND & TIMBER INV					
GRANTEE: BENNETT'S PROPERTY					

BUILDING NOTES											
BAS=[YR=2016;ORIG=0,0] W15 W6 N7 W1 U2L2 W4 D2L2 W21 S4 W15 S32 E8 E6 S2 E13 N2 E5 S2 E13 N23 E21 N8 \$											
FUS=[YR=2016;ORIG=30,-1] E13 S14 S14 S10 W13 N2 W5 S2 W13 N21 E5 S8 E10 N4 E3 N21 \$											
FGR=[YR=2016;ORIG=-15,29] E15 N21 W21 S21 E6 \$											
FOP=[YR=2016;ORIG=-15,0] N13 W42 S10 E6 N4 E21 U2R2 E4 D2R2 E1 S7 E6 \$											
UUS=[YR=2016;ORIG=43,13] E21 S14 W21 N14 \$											
FOP=[YR=2016;ORIG=-58,29] S8 E43 N8 W6 S2 W13 N2 W5 S2 W13 N2 W6 \$											
STR=[YR=2016;ORIG=17,16] S8 E10 N4 W2 N4 W8 \$											
PTR=[ORIG=0,0] E30 W30 \$											