



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
DAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100	350	37,772
BAS	925	100	925	99,828
BAS	120	100	120	12,951
FGR	440	55	242	26,117
FOP	50	30	15	1,619
FOP	75	30	22	2,374
FST	110	55	60	6,475
TOTALS	2,070		1,734	187,135

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,142.00	SF	4.00	4.00	
2	0351	CARPORT MT	0	100	50	24	1,200.00	SF	4.50	4.50	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	
4	0811	CONCRETE B	0	100	0	0	787.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,734	106.0000	132.50	229,755	1964	1985	0	0	0 18.55	81.45
1 SNGL FAM - 100% - 2003											
Heated Area: 1395											
HX Base Yr 2003											

54222 ROY BOOTH RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
12,252											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
187,135											
TOTAL MARKET OB/XF VALUE											
12,252											
TOTAL LAND VALUE - MARKET											
35,000											
TOTAL MARKET VALUE											
234,387											
SOH/AGL Deduction											
119,647											
ASSESSED VALUE											
114,740											
TOTAL EXEMPTION VALUE											
HX HB WX											
55,000											
BASE TAXABLE VALUE											
59,740											
TOTAL JUST VALUE											
234,387											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
226,346											
BLDG:1:1: KB 1/4/22 ADJ EYB DUE TO NEW ROOF/ADDITI											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 BAS=[YR=1993] N14 W25 FGR=[YR=2012] N8											
W20 S22 E20 N14 \$ S14 E25 \$ W25 S15 FST=[YR=1993] W3											
FOP=[YR=2003] N15 W5 S15 E5 \$ W8 S10 E11 N10 \$ S10 E11											
FOP=[YR=1993] S5 E10 N5 W10 \$ E26 BAS=[YR=2003] E10 N12 W10											
S12 \$ N25 \$.											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W12 BAS=[YR=1993] N14 W25 FGR=[YR=2012] N8											
W20 S22 E20 N14 \$ S14 E25 \$ W25 S15 FST=[YR=1993] W3											
FOP=[YR=2003] N15 W5 S15 E5 \$ W8 S10 E11 N10 \$ S10 E11											
FOP=[YR=1993] S5 E10 N5 W10 \$ E26 BAS=[YR=2003] E10 N12 W10											
S12 \$ N25 \$.											