



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	163,813
FEP	280	80	224	21,572
FGR	679	55	373	35,921
FOP	276	30	83	7,994
FST	28	55	15	1,445
PTO	322	5	16	1,541

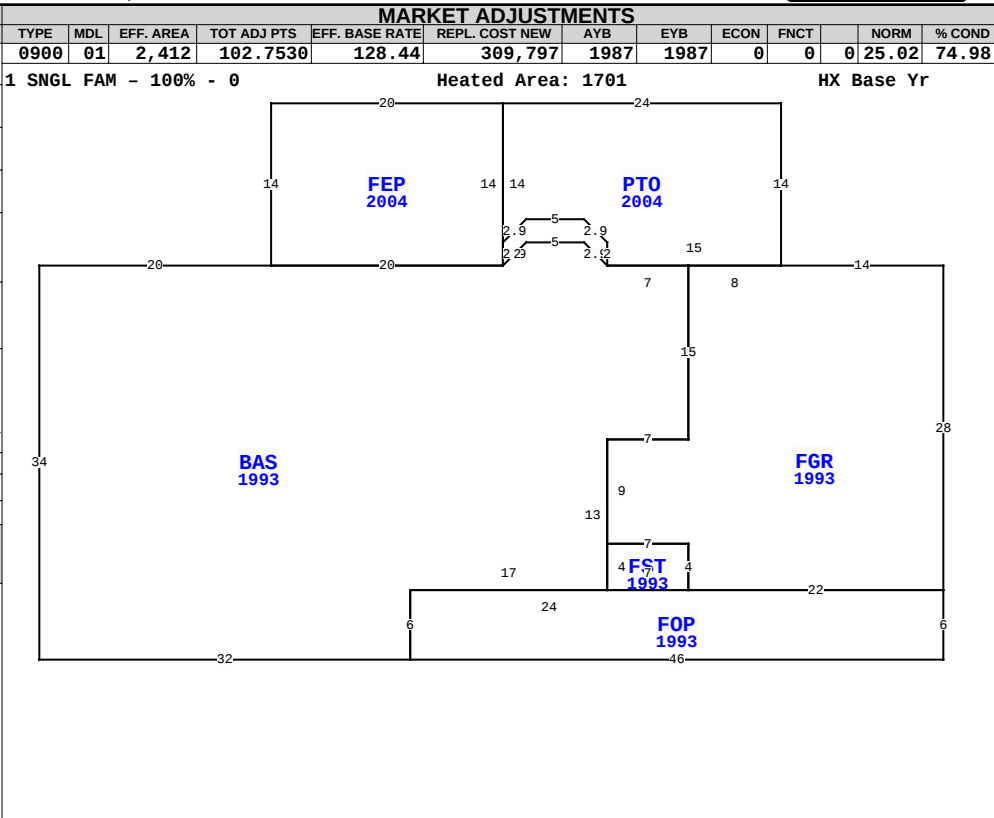
TOTALS	3,286		2,412	232,286
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1987	1987	3	52	1,352	
2	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	52	487	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0810	CONCRETE A	0 100	8	10	80.00	SF	6.50	6.50	100	1987	1987	3	52	270	
5	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1987	1987	3	52	30	
6	0811	CONCRETE B	0 100	0	0	936.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,896	
7	0810	CONCRETE A	0 100	18	17	306.00	SF	6.50	6.50	100	2004	2004	3	84	1,671	
8	0803	ASPHALT C	0 100	0	0	1,298.00	SF	1.00	1.00	100	2007	2007	3	60	779	

LAND DESCRIPTION																
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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	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

54745 CHURCH RD, CALLAHAN

TOTAL OB/XF 9,655																
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				241,141	
TOTAL MARKET OB/XF VALUE				9,655	
TOTAL LAND VALUE - MARKET				36,050	
TOTAL MARKET VALUE				286,846	
SOH/AGL Deduction				140,545	
ASSESSED VALUE				146,301	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				96,301	
TOTAL JUST VALUE				286,846	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				277,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13866	GARAGE	19,008	10/20/2004
R6769	REPAIR/RRF	800	10/20/2004
B13185	XFOB	5,600	07/01/2004
R5239	REPAIR/RRF	2,000	07/01/2003
3675	N/A	47,900	10/23/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0496/1273	8/01/1986	WD	U	V		12,000
GRANTOR:						
GRANTEE:						
0382/0025	3/01/1983	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FGR=[YR=1993] W14 PTO=[YR=2004] N14 W24 FEP=[YR=2004] W20 S14 BAS=[YR=1993] W20 S34 E32 FOP=[YR=1993] E46 N6 W22 FST=[YR=1993] N4 W7 S4 E7 \$ W24 S6 \$ N6 E17 N13 E7 N15 W7N2 U2 L2 W5 D2 L2 S2 W20 \$ E20 N14 \$ S14 U2 R2 E5 R2 D2 E15 \$ W8 S15 W7 S9 E7 S4 E22 N28 \$.																

HESTER JAMES D & DEBORAH LYNN
54745 CHURCH ROAD
CALLAHAN, FL 32011

37-1N-25-299R-0024-0000

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