

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,566	100	1,566
			SUBAREA MARKET VALUE
			127,602
TOTALS	1,566		1,566
			127,602

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	01	1,566	116.7390	93.39	146,249	1997	1997	0	0	0	12.75	87.25	
1 SFR MODULR - 100% - 2022 Heated Area: 1566 HX Base Yr 2022													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			127,602
TOTAL MARKET OB/XF VALUE			8,792
TOTAL LAND VALUE - MARKET			97,260
TOTAL MARKET VALUE			233,654
SOH/AGL Deduction			32,214
ASSESSED VALUE			201,440
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			151,440
TOTAL JUST VALUE			233,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,665
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704141	MH MOVE-ON	100,000	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0650	6/11/2021	SW	Q	I	01	225,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: HERNANDEZ ALEJANDRO						
2401/0760	10/19/2020	CT	U	I	18	83,400
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0			4.00	100	1980	1980	3	32.5	2,594	
2	0100	BAR-B-Q	0	100	0	0			200.00	100	1980	1980	3	20	40	
3	0940	SHEDS/PORT	0	100	12	30			30.00	100	1997	1997	3	20	2,160	
4	0810	CONCRETE A	0	100	0	0			6.50	100	1998	1998	3	75	3,998	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
86387 CALLAWAY DR, YULEE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1997] W58 S27 E58 N27\$.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	2120.00	155.00	1.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	75,000							
2	009100	C	UTILITY	0		RSF-2	0.00	0.00	0.53	AC		1.00	1.00	0.70	60,000.00	42,000.00	22,260							