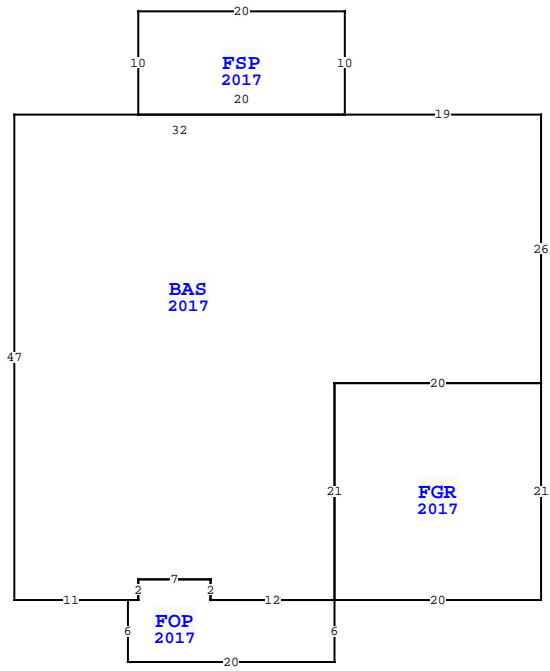


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,314	112.1610	140.20	324,423	2017	2017	0	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2018 Heated Area: 1963 HX Base Yr 2018													



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,963	100
FGR	420	55
FOP	134	30
FSP	200	40
TOTALS	2,717	2,314
		309,824

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	2,196.00	SF	4.00	4.00	100	2017	2017	3	97	8,520	
2	0810	CONCRETE A	0	100	0	108.00	SF	6.50	6.50	100	2017	2017	3	97	681	

54051 CORLEY DR, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF 9,201													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			320,480
TOTAL MARKET OB/XF VALUE			9,201
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			389,681
SOH/AGL Deduction			113,460
ASSESSED VALUE			276,221
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			226,221
TOTAL JUST VALUE			389,681
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700616	CO ISSUED	0	07/03/2017
1700616	NEW CONSTR	241,814	03/01/2017
1700618	GARAGE	17,852	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1709	6/24/2024	WD	Q	I	01	500,000
GRANTOR: LANE CHADWICK T						
GRANTEE: JONES FAMILY REVOCA						
2134/0891	7/14/2017	WD	Q	I	01	269,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: LANE CHADWICK T						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2017] W19 FSP=[YR=2017] N10 W20 S10 E20\$ W32 S47 E11													
FOP=[YR=2017] S6 E20 N6 W12 N2 W7 S2 W1\$ E1 N2 E7 S2 E12													
FGR=[YR=2017] E20 N21 W20 S21\$ N21 E20 N26\$.													

LAND DESCRIPTION														TOTAL OB/XF 9,201										
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

