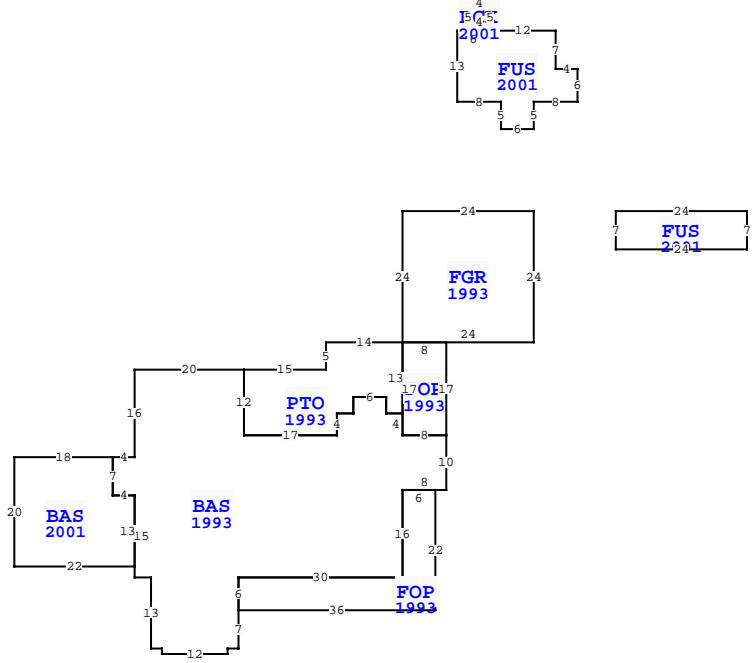


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,908	100	1,908
BAS	412	100	412
DCK	20	10	2
FGR	576	55	317
FOP	136	30	41
FOP	312	30	94
FUS	168	100	168
FUS	288	100	288
PTO	352	5	18
TOTALS	4,172		3,248
EXTRA FEATURES		55690 YELLOW JACKET DR, CALLAHAN	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,248	104.0520	130.06	422,435	1993	1998	0	0	12.25	87.75
1 SNGL FAM - 100% - 2015 Heated Area: 2776 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		370,687	
TOTAL MARKET OB/XF VALUE		51,120	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		476,807	
SOH/AGL Deduction		225,733	
ASSESSED VALUE		251,074	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		196,074	
TOTAL JUST VALUE		476,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326897	ADDITION	27,709	02/01/2013
B007033	ADDITION	35,000	04/01/2000
B952003	SWIM POOL	10,000	06/01/1995
93140	NEW CONSTR	86,705	11/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1836/0306	1/16/2013	WD	Q	I	01	243,500

GRANTOR: MICKLER JUDD P & KIMB
GRANTEE: GREEN FERLANDIS F &
1191/1176 12/01/2003 WD Q I 225,000
GRANTOR: BRIDGES ROBERT DAVID
GRANTEE: MICKLER JUDD P & KI

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=1993] W24 S24 PTO=[YR=1993] W14 S5 W15 BAS=[YR=1993] W20 S16 W4 BAS=[YR=2001] W18 S20 E22 N13 W4 N7 \$ S7 E4 S15 E3 S13 E2 S1 E12 N1 E2 N7 FOP=[YR=1993] E36 N22 W6 S16 W30 S6 \$ N6 E30 N16 E8 N10 FOP=[YR=1993] N17 W8 S17 E8 \$ W8 N4 W3 N3 W6 S3 W3 S4 W17 N12 \$ S12 E17 N4 E3 N3 E6 S3 E3 N13 \$ E24 N24 \$ PTR= E15 FUS=[YR=2001] E24 S7 W24 N7 \$ W15 \$ PTR= N15 FUS=[YR=2001] N5 E8 N6 W4 N7 W12 DCK=[YR=2001] N5 W4 S5 E4 \$ W6 S13 E8 S5 E6 \$ S15 \$.	

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	0500	FP-PRE FAB	0	100	0	0	4.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	10,360	
2	0812	CONCRETE C	0	100	0	0	2,439.00	SF	4.00	4.00	100	1993	1993	3	66	6,439	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	1995	1995	3	20	5,712	
4	0845	KOOL DECK	0	100	0	0	777.00	SF	7.25	7.25	100	1995	1995	3	70	3,943	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	2005	2005	3	24	1,054	
6	0910	SCRN RM L	0	100	0	0	1,272.00	SF	15.00	15.00	100	2013	2013	3	60	11,448	
7	0812	CONCRETE C	0	100	0	0	2,916.00	SF	4.00	4.00	100	2013	2013	3	94	10,964	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	60	1,200	

LAND DESCRIPTION		TOTAL OB/XF															51,120							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							