



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

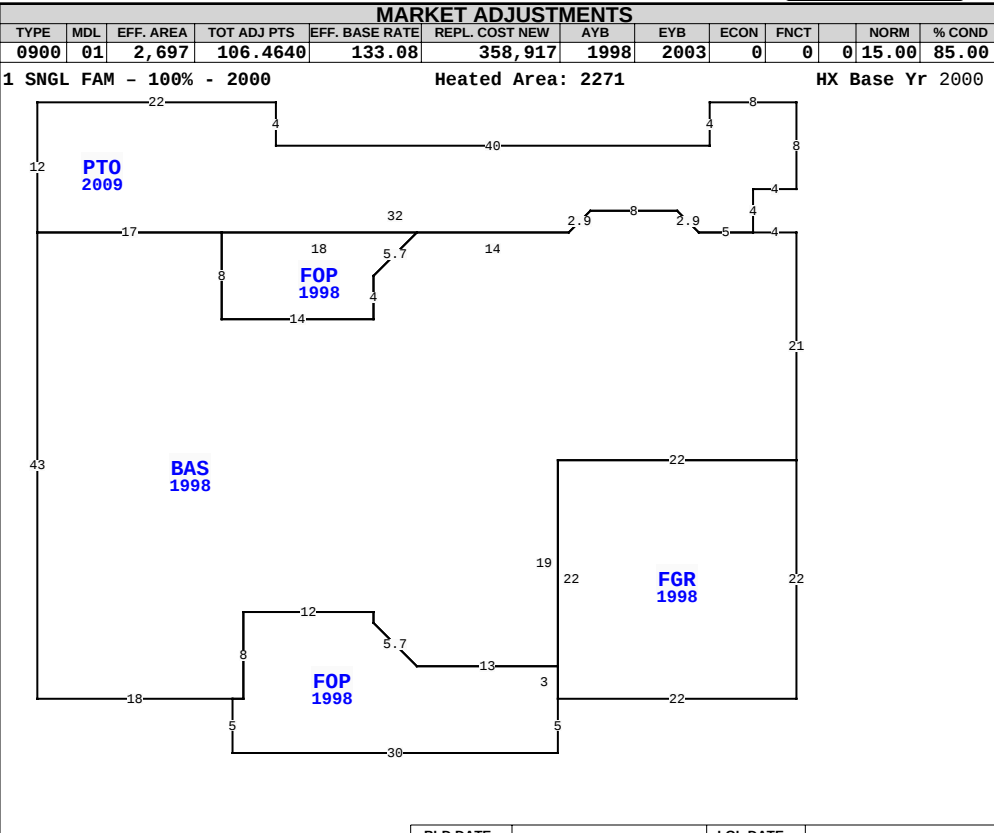
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	256,891
FGR	484	55	266	30,089
FOP	120	30	36	4,072
FOP	305	30	92	10,407
PTO	644	5	32	3,620

TOTALS	3,824		2,697	305,079
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
2	0810	CONCRETE A	0	100	0	0	1,475.00	SF	6.50	6.50	
3	0845	KOOL DECK	0	100	0	0	200.00	SF	7.25	7.25	
4	0479	VF PICKET	0	100	0	0	80.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT	



55031 FAWN CT, CALLAHAN

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

TOTAL OB/XF											
16,840											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						305,079					
TOTAL MARKET OB/XF VALUE						16,840					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						376,919					
SOH/AGL Deduction						194,078					
ASSESSED VALUE						182,841					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						132,841					
TOTAL JUST VALUE						376,919					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						360,241					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010335	REPAIR/RRF	12,800	09/30/2019
B985168	SWIM POOL	14,000	07/01/1998
B973888	NEW CONSTR	1,400,000	04/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0784/0171	2/05/1997	WD	Q	V		16,000			
GRANTOR: ROGERS PHILIP R & ROB									
GRANTEE: BROWNING MICHAEL &									
0543/0402	5/16/1988	WD	Q	V		13,800			
GRANTOR: SPRING LAKE ESTATES									
GRANTEE: ROGERS PHILIP R									

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1998] W4 PTO=[YR=2009] N4 E4 N8 W8 S4 W40 N4 W22 S12 E17 FOP=[YR=1998] S8 E14 N4 R4 U4 W18\$ E32 U2 R2 E8 R2 D2 E5\$ W5 U2 L2 W8 L2 D2 W14 L4 D4 S4 W14 N8 W17 S43 E18 FOP=[YR=1998] S5 E30 N5 FGR=[YR=1998] E22 N22 W22 S22\$ N3 W13 L4 U4 N1 W12 S8 W1\$ E1 N8 E12 S1 D4 R4 E13 N19 E22 N21\$.