



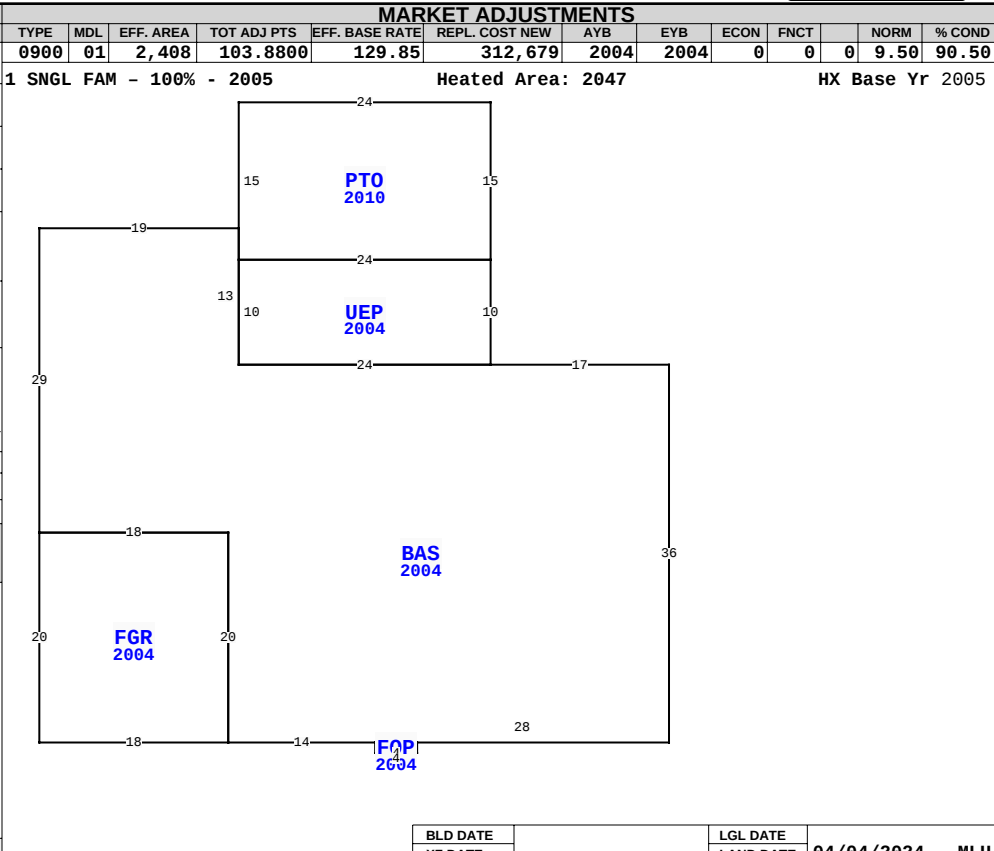
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,047	100	2,047	240,552
FGR	360	55	198	23,268
FOP	4	30	1	118
PTO	360	5	18	2,115
UEP	240	60	144	16,922
TOTALS	3,011		2,408	282,974

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
1	0811	CONCRETE B	0 100	0	0	862.00	SF	5.20	5.20	100	2004	2004	3	84

LAND DESCRIPTION														
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00



55222 LITTLE BROOK DR, CALLAHAN										BLD DATE		LGL DATE		04/04/2024	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 6										Tax Dist:					
BUILDING MARKET VALUE										282,974					
TOTAL MARKET OB/XF VALUE										3,765					
TOTAL LAND VALUE - MARKET										55,000					
TOTAL MARKET VALUE										341,739					
SOH/AGL Deduction										184,500					
ASSESSED VALUE										157,239					
TOTAL EXEMPTION VALUE										50,000					
BASE TAXABLE VALUE										107,239					
TOTAL JUST VALUE										341,739					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										324,171					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12084	NEW CONSTR	146,554	12/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1239/0097	6/18/2004	WD	Q	I		150,700	
GRANTOR: MARONDA HOMES INC							
GRANTEE: KIRKSEY BETTY JOE							
1187/0247	11/06/2003	WD	U	V	07	100	
GRANTOR: BKS							
GRANTEE: MARONDA HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W17 UEP=[YR=2004] N10 PTO=[YR=2010] N15 W24 S15 E24\$ W24 S10 E24\$ W24 N13 W19 S29 FGR=[YR=2004] S20 E18 N20 W18\$ E18 S20 E14 FOP=[YR=2004] S1 E4 N1 W4\$ E28 N36\$.									