



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		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

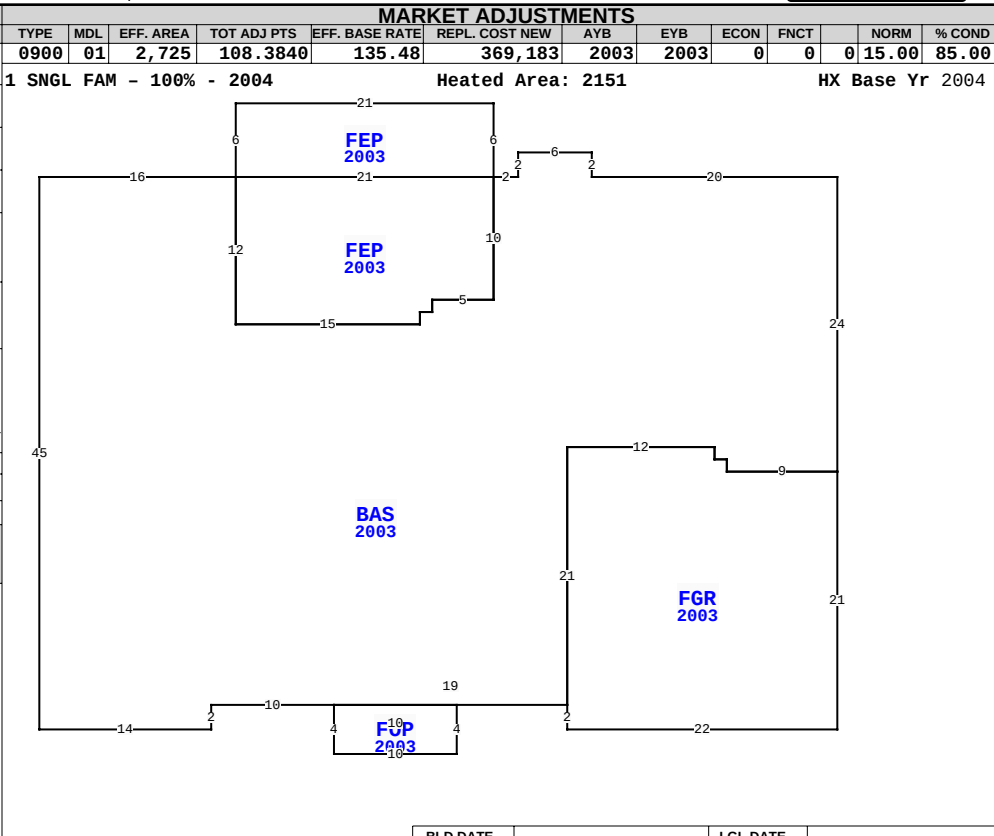
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2,151	247,704
FEP	126	80	101	11,631
FEP	241	80	193	22,226
FGR	487	55	268	30,863
FOP	40	30	12	1,382
TOTALS	3,045		2,725	313,806

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	100	0	0	1,131.00	SF	5.20		5.20	100	2003	2003	3	83	4,881	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



55031 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1, 131.00	SF	5.20	5.20	100	2003	2003	3	83	4, 881	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		313,806	
TOTAL MARKET OB/XF VALUE		4,881	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		373,687	
SOH/AGL Deduction		198,221	
ASSESSED VALUE		175,466	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		125,466	
TOTAL JUST VALUE		373,687	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11535	XFOB	7,590	08/01/2003
E10233	NEW CONSTR	2,000	10/01/2002
B10240	NEW CONSTR	154,813	09/01/2002
R4434	REPAIR/RRF	4,200	09/01/2002

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q I V I RSN CD
1112/1196	2/07/2003	WD Q	I
GRANTOR: HALLMARK HOMES INC			
GRANTEE: HINGST JOHN E & KAR			
1079/1553	9/09/2002	WD U	V 19
GRANTOR: BKS INC			
GRANTEE: HALLMARK HOMES INC			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2003] W20 N2 W6 S2 W2 FEP=[YR=2003] N6 W21 S6			
FEP=[YR=2003] S12 E15 N1 E1 N1 E5 N10 W21 \$ E21 \$ S10 W5 S1			
W1 S1 W15 N12 W16 S45 E14 N2 E10 FOP=[YR=2003] S4 E10 N4 W10			
\$ E19 FGR=[YR=2003] S2 E22 N21 W9 N1 W1 N1 W12 S21 \$ N21 E12			
S1 E1 S1 E9 N24\$.			