



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1,638	148,364
BAS	190	100	190	17,209
FGR	540	55	297	26,901
FOP	205	30	62	5,616
FSP	170	40	68	6,159
FST	104	55	57	5,163
PTO	85	5	4	363
PTO	140	5	7	634

TOTALS	3,072		2,323	210,409
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0825	BRICK	0 100	0	0	184.00	SF	12.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	0	0	477.00	SF	6.50	
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	
5	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	
6	0812	CONCRETE C	0 100	0	0	2,360.00	SF	4.00	
7	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	
8	0845	KOOL DECK	0 100	0	0	766.00	SF	7.25	
9	0462	ST/AL FNC	0 100	0	0	1,066.00	SF	10.00	
10	0351	CARPORT MT	0 100	20	18	360.00	SF	5.90	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,323	133.3500	126.68	294,278	1968	1986	0	0	28.50	71.50
1 SINGLE FAM - 100% - 2008 Heated Area: 1828 HX Base Yr 2008											
45165 STRATTON RD, CALLAHAN											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0 100	0	0	184.00	SF	12.50	12.50	100	1990
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
3	0810	CONCRETE A	0 100	0	0	477.00	SF	6.50	6.50	100	1985
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1995
5	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1997
6	0812	CONCRETE C	0 100	0	0	2,360.00	SF	4.00	4.00	100	1999
7	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	85.00	100	2006
8	0845	KOOL DECK	0 100	0	0	766.00	SF	7.25	7.25	100	2006
9	0462	ST/AL FNC	0 100	0	0	1,066.00	SF	10.00	10.00	100	2006
10	0351	CARPORT MT	0 100	20	18	360.00	SF	5.90	5.90	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	263.00	332.00	2.00	AC	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		210,409	
TOTAL MARKET OB/XF VALUE		43,572	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		323,981	
SOH/AGL Deduction		130,813	
ASSESSED VALUE		193,168	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		143,168	
TOTAL JUST VALUE		323,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17813	SWIM POOL	21,000	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1393/1186	3/06/2006	WD Q	Q	I	
GRANTOR: PATE GARY E & DENA J					SALE PRICE
GRANTEE: HALL JIMMY C JR & D					285,000
0762/0979	6/10/1996	WD Q	Q	I	
GRANTOR: BOISE MARGARET J					110,000
GRANTEE: PATE GARY E & DENA					

BUILDING NOTES											
BAS=[YR=1993] W27 BAS=[YR=1996] N10 W19 PTO=[YR=2006] N5 W17 S5 FSP=[YR=2006] S8 PTO=[YR=2006] W20 S7 E20 N7 \$ S2 E17 N10 W17\$ E17\$ S10 E19 \$ W28 FST=[YR=1993] W8 S5 FGR=[YR=1993] W20 S27 E20 FOP=[YR=1993] E40 N3 W1 N3 W7 S1 W32 S5 \$ N27 \$ S8 E8 N13 \$ S13 W8 S14 E32 N1 E7 S3 E24 N29 \$.											