



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	14
Interior Floor	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.5
Units	0
BUD8 Adjustme	06
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1,481	112,970
DCK	80	10	8	610
DCK	200	10	20	1,526
FOP	30	30	9	687
FOP	30	30	9	687
FOP	44	30	13	992
FUS	358	100	358	27,308
UGR	528	45	238	18,154
UOP	144	20	29	2,212
USP	220	30	66	5,034
TOTALS	3,115		2,231	170,180

EXTRA FEATURES	
L N	OB/XF CODE
2	0504

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,231	108.8780	103.43	230,752	1988	1988	0	0	26.25	73.75
1 SINGLE FAM - 0% - 0											
Heated Area: 1839											
HX Base Yr											
45089 CLEMMONS RD, CALLAHAN											

45089 CLEMMONS RD, CALLAHAN									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		
1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280			
										</		

LAND DESCRIPTION										TOTAL OB/XF							1,280	
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	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000115	C	SFR ACRES	0		CH	0.00	0.00	1.70	AC		1.00	1.00	1.00	35,000.00	35,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		170,180	
TOTAL MARKET OB/XF VALUE		1,280	
TOTAL LAND VALUE - MARKET		59,500	
TOTAL MARKET VALUE		230,960	
SOH/AGL Deduction		30,903	
ASSESSED VALUE		200,057	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		200,057	
TOTAL JUST VALUE		230,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213192	REPAIR/RRF	26,000	10/01/2012
3598	N/A	34,000	09/08/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1238/0956	6/16/2004	WD	U	I	01
GRANTOR: MCFARLANE RANDY J & D					
GRANTEE: MAYNARD BETTY JEAN					
1030/0210	1/09/2002	WD	U	I	21
GRANTOR: WATSON CARROLL D & PA					
GRANTEE: MCFARLANE RANDY & D					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W11 N2 USP=[YR=2012] N10 W22 UOP=[YR=1993] W12 S2 UGR=[YR=1993] W24 S22 E24 N22 \$ S10 E12 N12\$ S10 E22 \$ W22 S2 W12 S18 E6 DCK=[YR=1993] S10 E8 FOP=[YR=1993] E3 N10 W3 S10 \$ N10 W8 \$ E11 S10 W11 S17 E11 FOP=[YR=1993] E11 N4 W11 S4 \$ N4 E11 S4 E11 N17 DCK=[YR=1993] E12 N10 W20 FOP=[YR=1993] W3 S10 E3 N10\$ S10 E8 \$ W11 N10 E17 N18 \$ PTR=E15 FUS=[YR=1993] E24 S17 W7 N5 W10 S5 W7 N17 \$ W15\$.	