



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	201,474
FEP	360	80	288	29,711
FGR	576	55	317	32,702
FOP	130	30	39	4,023
FST	168	55	92	9,491

TOTALS	3,187		2,689	277,400
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	351.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 0

Heated Area: 1953

HX Base Yr

18

20

20

18

53

31

31

26

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5

26

37

24

7

7

24

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24

24

24

FEP 2011

BAS 1993

FST 1993

FGR 1993

FOP 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

541890 US HWY 1, CALLAHAN

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	351.00	SF	6.50	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	351.00	SF	6.50	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	277,400		
TOTAL MARKET OB/XF VALUE	548		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	312,948		
SOH/AGL Deduction	172,806		
ASSESSED VALUE	140,142		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	85,142		
TOTAL JUST VALUE	312,948		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	301,023		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5608	NEW CONSTR	19,380	04/03/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1832/1769	5/21/2012	QC	U	I	11	100	
GRANTOR: CARVER RAYMOND & RUTH							
GRANTEE: CARVER RAYMOND & RU							
1793/1848	5/21/2012	QC	U	I	11	100	
GRANTOR: CARVER RAYMOND & RUTH							
GRANTEE: CARVER RAYMOND & RU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W24 BAS=[YR=1993] W10 FEP=[YR=2011] N20 W18 S20 E18 \$ W53 S31 E37 FOP=[YR=1993] S5 E26 N5 FGR=[YR=1993] E24 N24 W24 S24 \$ W26 \$ E26 N31 \$ S7 E24 N7 \$.									