



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,040	100	1,040	47,040
BAS	160	100	160	7,237
BAS	3,600	100	3,600	162,829
UCP	1,200	20	240	10,855

TOTALS	6,000		5,040	227,961
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0466	FNC GT 20'	0	0	0	2.00	UT	750.00	750.00	100	1996
2	0430	CL FNC 6B	0	0	0	1,440.00	LF	8.25	8.25	100	1996
3	0803	ASPHALT C	0	0	0	20,000.00	SF	0.80	0.80	100	1996
4	0812	CONCRETE C	0	0	0	2,795.00	SF	3.40	3.40	100	1996
5	6001	ROLLUP DR	0	0	0	6.00	UT	400.00	400.00	100	1996
6	0978	SECURTY LT	0	0	0	3.00	UT	337.50	337.50	100	1996
7	0810	CONCRETE A	0	0	30	480.00	SF	6.50	6.50	100	2012

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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	87,120.00	SF	
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	15.55	AC	

REVIEW DATE	02/25/2020	BY	KKA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	5,040	73.2564	62.82	316,613	1996	1996	0	0	28.00	72.00
1 SERV SHOP - 0% - 0											
Heated Area: 4800											
HX Base Yr											

450124 SR 200, CALLAHAN	BLD DATE	02/25/2020	KKA	LGL DATE	
	XF DATE	02/25/2020	KKA	LAND DATE	
	INC DATE			AG DATE	

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	OB/XF MKT VALUE	NOTES
1	0466	FNC GT 20'	0	0	0	2.00	UT	750.00	750.00	100	1996	1996	3	39	585	
2	0430	CL FNC 6B	0	0	0	1,440.00	LF	8.25	8.25	100	1996	1996	3	39	4,630	
3	0803	ASPHALT C	0	0	0	20,000.00	SF	0.80	0.80	100	1996	1996	3	50	8,000	
4	0812	CONCRETE C	0	0	0	2,795.00	SF	3.40	3.40	100	1996	1996	3	72	6,842	
5	6001	ROLLUP DR	0	0	0	6.00	UT	400.00	400.00	100	1996	1996	3	20	480	
6	0978	SECURTY LT	0	0	0	3.00	UT	337.50	337.50	100	1996	1996	3	40	405	
7	0810	CONCRETE A	0	0	30	480.00	SF	6.50	6.50	100	2012	2012	3	93	2,902	

TOTAL OB/XF											
23,844											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	87,120.00	SF	
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	15.55	AC	

Total Acres: 15.55	Total Land Value: 356,255	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227,961	
TOTAL MARKET OB/XF VALUE		23,844	
TOTAL LAND VALUE - MARKET		356,255	
TOTAL MARKET VALUE		608,060	
SOH/AGL Deduction		253,009	
ASSESSED VALUE		355,051	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		355,051	
TOTAL JUST VALUE		608,060	
NCON VALUE		0	
INCOME VALUE		4,843,913	
PREVIOUS YEAR MKT VALUE		618,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603018	NEW CONSTR	114,600	01/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1512/1447	7/16/2007	QC U	I	I	01	100	
GRANTOR: HINTON MICHAEL LYNN							
GRANTEE: HINTON MICHAEL L &							
0844/0201	8/07/1998	WD U	I	I	01	65,000	
GRANTOR: HINTON NOLLIE L							
GRANTEE: HINTON MICHAEL LYNN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1996] W20 BAS=[YR=1996] W60 AOF=[YR=1996] W20 S60 E20 N24 BAS=[YR=1996] W10 N8 E2 N10 E8 S18\$ W10 N8 E2 N10 E8 N18\$ S60 E60 N60\$ S60 E20 N60\$.											