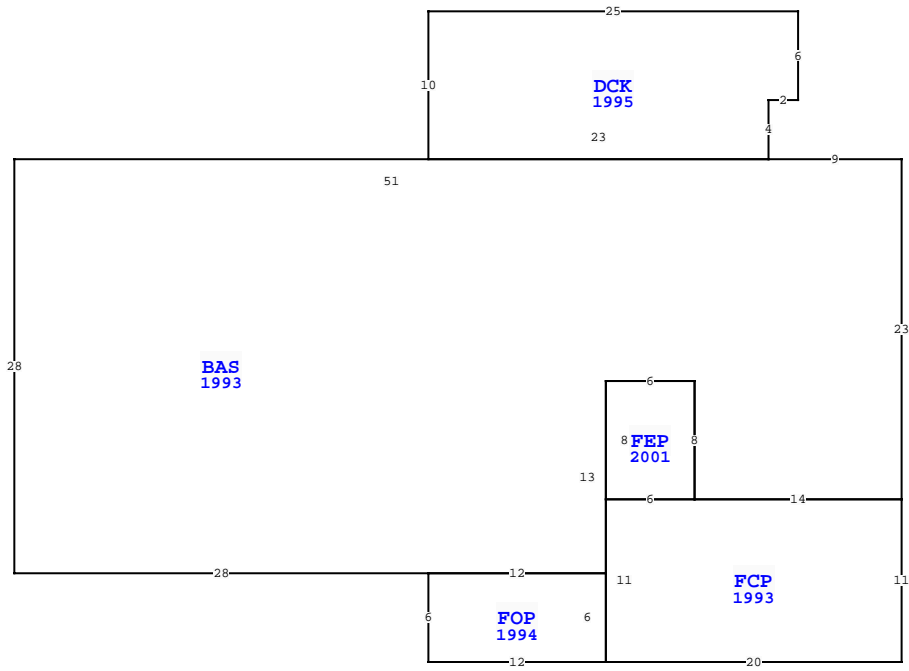


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,532	100	1993
DCK	242	10	1995
FCP	220	25	1993
FEP	48	80	2001
FOP	72	30	1994
TOTALS	2,114		
			1,671
			190,801

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,671	95.5800	126.17	210,830	1950	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2019 Heated Area: 1532 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			208,000
TOTAL MARKET OB/XF VALUE			5,600
TOTAL LAND VALUE - MARKET			58,500
TOTAL MARKET VALUE			272,100
SOH/AGL Deduction			97,835
ASSESSED VALUE			174,265
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			123,543
TOTAL JUST VALUE			272,100
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016034	GARAGE	19,400	11/17/2021
17002569	REPAIR/RRF	7,500	04/01/2017
E951880	CHNGE SRVC	0	06/01/1995
R95351	REPAIR/RRF	2,400	06/01/1995
M951129	H/AC	0	05/01/1995
B951845	HOUSEMVING	0	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/1455	1/05/2018	SW	Q	I	01	159,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: MIDDLEBROOKS JAMES						
2114/1628	4/14/2017	SW	U	I	37	56,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: RIVER CITY HOLDINGS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0812	CONCRETE C	0	100	0	1,050.00	SF	4.00	4.00	100	1996

TOTAL OB/XF											
5,600											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/21/2025								
INC DATE		AG DATE	MLU								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W9 DCK=[YR=1995] N4 E2 N6 W25 S10 E23 \$ W51 S28 E28 FOP=[YR=1994] S6 E12 FCP=[YR=1993] E20 N11 W14 FEP=[YR=2001] N8 W6 S8 E6 \$ W6 S11\$ N6 W12 \$ E12 N13 E6 S8 E14 N23 \$.											

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	000100	C	RES	100	0006	OR	0.00	0.00	1.30	AC	1.00



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	25 MOD METAL 100				
Roof Structur	10 STEEL FRME 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	07 NONE 100				
Interior Floor	03 CONC FINSH 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	0 100				
Bathrooms	0 100				
Frame	05 STEEL 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8024.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	2022	750	17,199
TOTALS	750			750	17,199

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2												2 GARAGE RES - 100% - 2019		
										Heated Area: 750		HX Base Yr 2019		
54549 CRAVEY RD, CALLAHAN														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/21/2025	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		208,000	
TOTAL MARKET OB/XF VALUE		5,600	
TOTAL LAND VALUE - MARKET		58,500	
TOTAL MARKET VALUE		272,100	
SOH/AGL Deduction		97,835	
ASSESSED VALUE		174,265	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		123,543	
TOTAL JUST VALUE		272,100	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6649	NEW CONSTR	2,500	05/07/1990
4157	NEW CONSTR	49,935	06/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/1455	1/05/2018	SW Q	Q	I	01	159,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: MIDDLEBROOKS JAMES						
2114/1628	4/14/2017	SW U	U	I	37	56,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W30 S25 E30 N25\$.

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

LAND DESCRIPTION										TOTAL OB/XF														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV