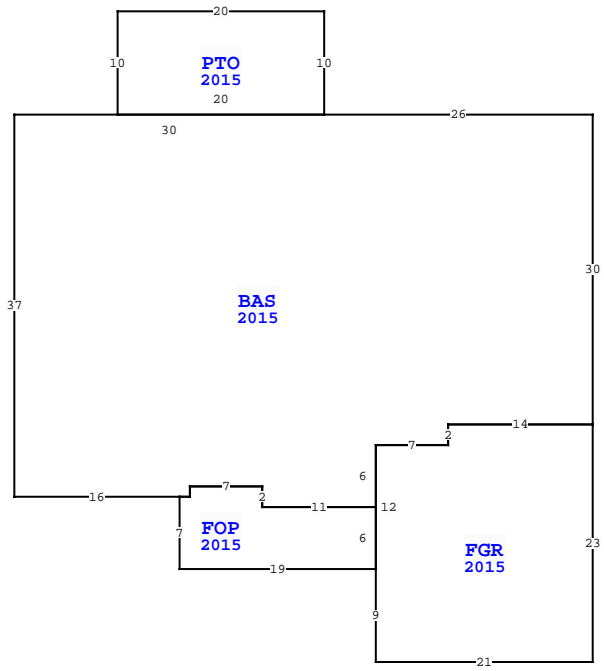


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMMT 60				
Interior Floor	14 CARPET 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8124.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	2015	1,943	255,941
FGR	469	55	2015	258	33,985
FOP	129	30	2015	39	5,137
PTO	200	5	2015	10	1,318
TOTALS	2,741			2,250	296,381

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,250	107.0160	141.26	317,835	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2017 Heated Area: 1943 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			325,012
TOTAL MARKET OB/XF VALUE			7,672
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			392,684
SOH/AGL Deduction			198,452
ASSESSED VALUE			194,232
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			143,510
TOTAL JUST VALUE			392,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010624	GARAGE	62,376	10/08/2019
B1530531	CO ISSUED	0	10/13/2015
B1530531	NEW CONSTR	236,948	06/01/2015
B23-09875	SCREENED PORCH (1		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1907	2/25/2016	WD Q	Q	I	01	215,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: CROSS MICHAEL A & G						
1984/1583	6/10/2015	WD U	U	I	30	41,000
GRANTOR: PRESERVE FLORIDAS WET						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES															
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	0811	CONCRETE B	0	100	0	0		5.20	100	2015	2015	3	95	7,672	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES														
53799 HONEYSUCKLE LN, CALLAHAN														

BUILDING DIMENSIONS														
BAS=[YR=2015] W26 PTO=[YR=2015] N10 W20 S10 E20\$ W30 S37 E16														
FOP=[YR=2015] S7 E19 FGR=[YR=2015] S9 E21 N23 W14 S2 W7 S12\$														
N6 W11 N2 W7 S1 W1\$ E1 N1 E7 S2 E11 N6 E7 N2 E14 N30\$.														

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
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

