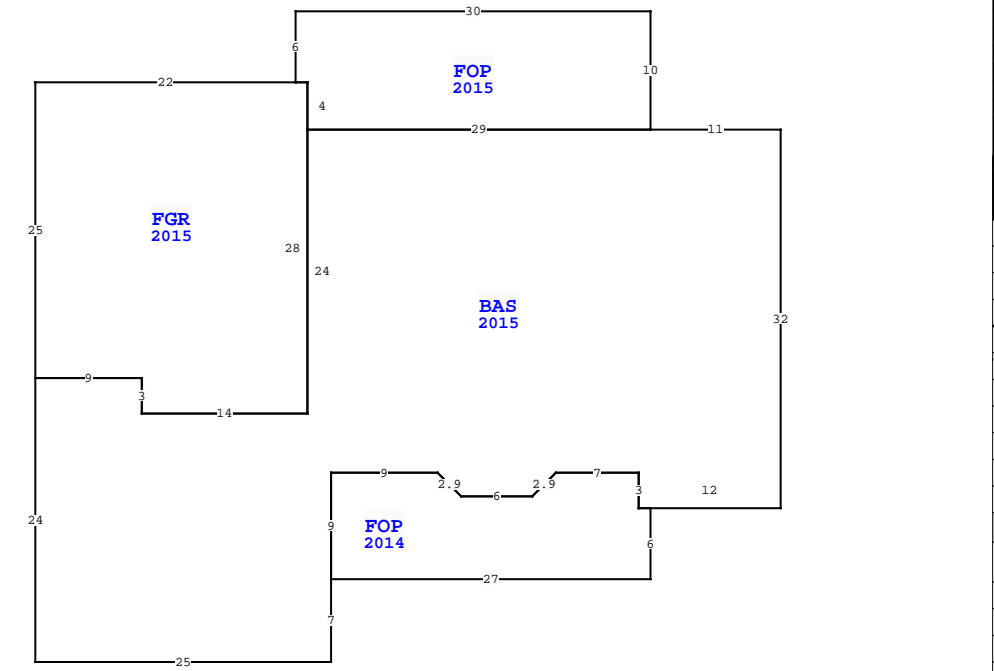


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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
BAS	1,754
FGR	617
FOP	224
FOP	296
TOTALS	2,891

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,249	107.9960	142.55	320,595	2015	2015	0	0	6.75	93.25	
1 SNGL FAM - 100% - 2016 Heated Area: 1754 HX Base Yr 2016												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	298,955			
TOTAL MARKET OB/XF VALUE	13,779			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	372,734			
SOH/AGL Deduction	148,382			
ASSESSED VALUE	224,352			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	173,630			
TOTAL JUST VALUE	372,734			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	359,177			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530484	CO ISSUED	0	07/24/2015
B1530484	NEW CONSTR	232,445	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1501	7/31/2015	WD	U	I	37	41,000

GRANTOR: PRESERVE FLORIDAS WET
GRANTEE: BENJAMIN LAURA A &

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	0812	CONCRETE C	0	100	0	0		4.00	100	2015	2015	3	95	13,779	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
52008 ALBANY PL, CALLAHAN					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2015] W11 FOP=[YR=2015] N10 W30 S6 FGR=[YR=2015] W22 S25 E9 S3 E14 N28 W1\$ E1 S4 E29\$ W29 S24 W14 N3 W9 S24 E25 N7 FOP=[YR=2014] E27 N6 W1 N3 W7 D2 L2 W6 U2 L2 W9 S9\$ N9 E9 D2 R2 E6 U2 R2 E7 S3 E12 N32\$.												

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	DPTH 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								