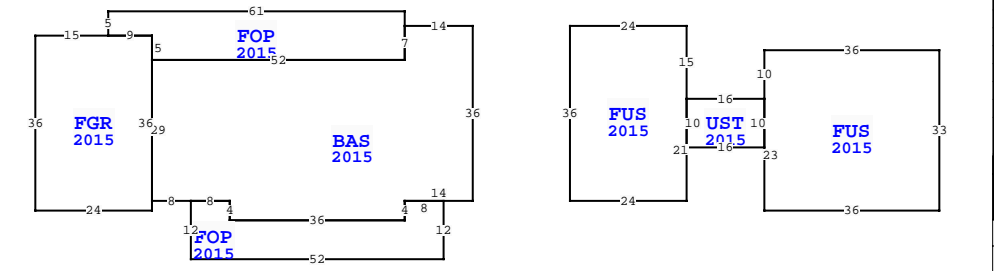


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	5,069	106.8560	141.05	714,982	2015	2015	0	0	0	4.00	96.00		
1 SNGL FAM - 100% - 2016 Heated Area: 4208 HX Base Yr 2016														



Quality	02	Quality Level 02			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2015	2,156	291,940
FGR	864	55	2015	475	64,319
FOP	480	30	2015	144	19,499
FOP	565	30	2015	170	23,020
FUS	864	100	2015	864	116,992
FUS	1,188	100	2015	1,188	160,864
UST	160	45	2015	72	9,750
TOTALS	6,277			5,069	686,383

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
2	0812	CONCRETE C	0	100	0	2,168.00	SF	4.00	4.00	100	2015	2015	3	95	8,238	
3	0855	CONC PAVER	0	100	0	1,024.00	SF	10.00	10.00	100	2016	2016	3	95	9,728	
4	0861	POOL GUNIT	0	100	0	416.00	SF	85.00	85.00	100	2016	2016	3	78	27,581	

452403 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	01/17/2025	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			686,383
TOTAL MARKET OB/XF VALUE			48,907
TOTAL LAND VALUE - MARKET			225,570
TOTAL MARKET VALUE			783,716
SOH/AGL Deduction			188,638
ASSESSED VALUE			595,078
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			544,356
TOTAL JUST VALUE			960,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			909,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631903	SWIM POOL	28,000	03/31/2016
E1630798	ELEC OTHER	0	03/31/2016
B1429076	CO ISSUED	0	07/29/2015
B1429076	NEW CONSTR	522,723	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1665/1140	2/25/2010	WD Q	Q	V	01	142,000
GRANTOR: BUCCELLA ROBERT P & M						
GRANTEE: HAWKES ANDREW & ELI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2015] W14 FOP=[YR=2015] N3 W61 S5 FGR=[YR=2015] W15 S36 E24 N36 W9\$ E9 S5 E52 N7\$ S7 W52 S29 E8 FOP=[YR=2015] S12 E52 N12 W8 S4 W36 N4 W8\$ E8 S4 E36 N4 E14 N36\$ PTR=E20 FUS=[YR=2015] E24 S15 UST=[YR=2015] E16 FUS=[YR=2015] N10 E36 S33 W36 N23\$ S10 W16 N10\$ S21 W24 N36\$ W20\$.													

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	9.26	AC		1.00	1.00	1.00	370.00	370.00	3,426							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	180,570							