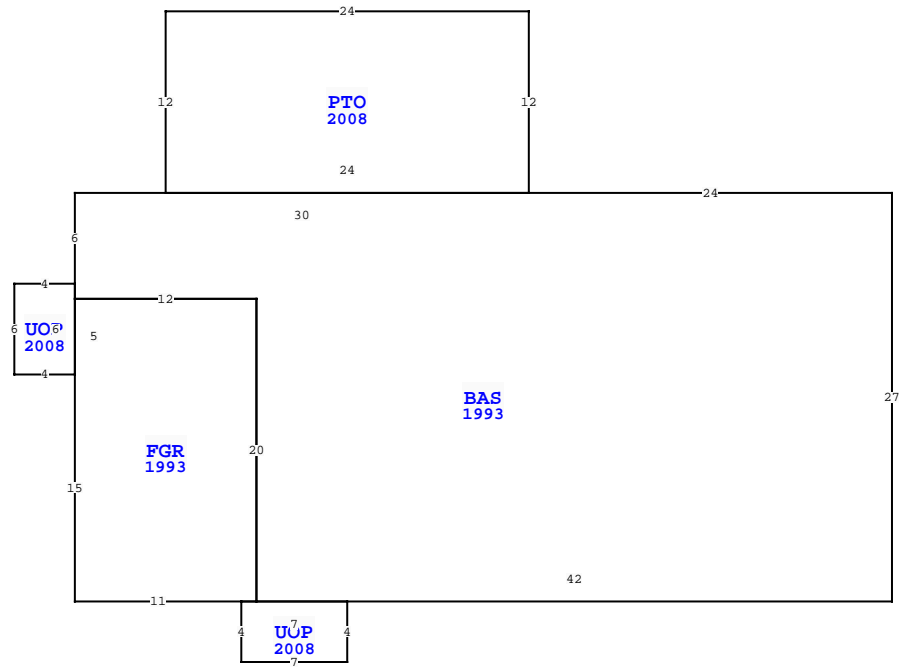


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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		8029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,218	100	1993
FGR	240	55	1993
PTO	288	5	2008
UOP	24	20	2008
UOP	28	20	2008
TOTALS	1,798		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,375	113.3600	113.36	155,870	1993	1993	0	0	15.00	85.00		
1 SINGLE FAM - 100% - 2004 Heated Area: 1218 HX Base Yr 2004													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			132,490
TOTAL MARKET OB/XF VALUE			3,482
TOTAL LAND VALUE - MARKET			97,500
TOTAL MARKET VALUE			233,472
SOH/AGL Deduction			114,253
ASSESSED VALUE			119,219
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			63,497
TOTAL JUST VALUE			233,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21422	FOUNDATION	535	05/01/2008
B13959	CARPORT	7,200	11/01/2004
93134	NEW CONSTR	50,680	11/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0762	1/24/2003	WD Q	Q	I	06	27,000
GRANTOR: TOWNSEND THOMAS DAVID						
GRANTEE: TOWNSEND THOMAS & C						
0684/1049	7/09/1993	WD Q	Q	I		67,400
GRANTOR: SANDEL & JONES						
GRANTEE: TOWNSEND THOMAS DAV						

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	0940	SHEDS/PORT	0 100	20	9	180.00	SF	19.50	19.50	100	1993	1993	3	20	702	
2	0510	GARAGE WD-	0 100	20	16	320.00	SF	35.00	35.00	100	1995	1995	3	20	2,240	
3	0351	CARPORT MT	0 100	24	20	480.00	SF	3.50	3.50	100	2004	2004	3	21	353	
4	0810	CONCRETE A	0 100	9	5	45.00	SF	6.50	6.50	100	1993	1993	3	64	187	

TOTAL OB/XF														3,482
44002 AQUATIC LN, CALLAHAN														
BLD DATE														
XF DATE														
LGL DATE														
LAND DATE														
AG DATE														
INC DATE														
05/09/2025 MLU														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W24 PTO=[YR=2008] N12 W24 S12 E24\$ W30 S6													
UOP=[YR=2008] W4 S6 E4 FGR=[YR=1993] S15 E11 UOP=[YR=2008] S4													
E7 N4 W7\$ E1 N20 W12 S5\$ N6\$ S1 E12 S20 E42 N27\$.													

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	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							