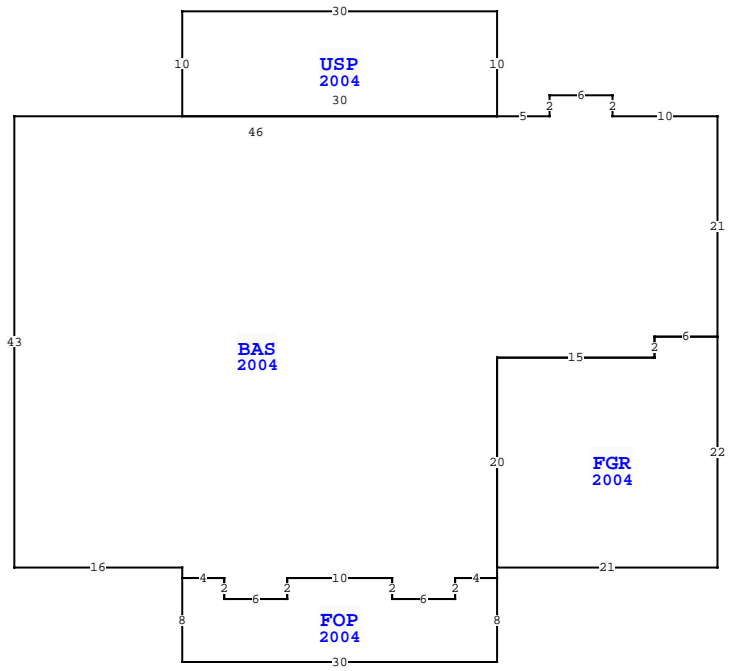


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	8017.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,515	100	2004
FGR	432	55	2004
FOP	216	30	2004
USP	300	30	2004
TOTALS	3,463		
		2,908	325,091

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,908	99.6400	131.52	382,460	2004	2004	0	0	15.00	85.00		
1 SNGL FAM - 100% - 2012 Heated Area: 2515 HX Base Yr 2012													



NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				347,589	
TOTAL MARKET OB/XF VALUE				50,096	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				457,685	
SOH/AGL Deduction				213,282	
ASSESSED VALUE				244,403	
TOTAL EXEMPTION VALUE				HX HB 50,722	
BASE TAXABLE VALUE				193,681	
TOTAL JUST VALUE				457,685	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				443,641	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006892	GARAGE	84,071	05/03/2022
B1530605	SWIM POOL	29,000	06/01/2015
B13025	NEW CONSTR	180,163	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/1451	7/08/2011	WD	Q	I	01	205,000
GRANTOR: CRIBB PAULA A						
GRANTEE: TUCKER STEPHEN M &						
1672/1591	4/16/2010	WD	U	I	12	193,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: CRIBB PAULA A						

EXTRA FEATURES														44162 GREEN MEADOWS LN, CALLAHAN			
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	1,965.00	SF	4.00	4.00	100	2004	2004	3	83	6,524	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2015	2015	3	75	34,680	
3	0855	CONC PAVER	0	100	0	0	936.00	SF	10.00	10.00	100	2015	2015	3	95	8,892	

LAND DESCRIPTION														TOTAL OB/XF 50,096										
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

