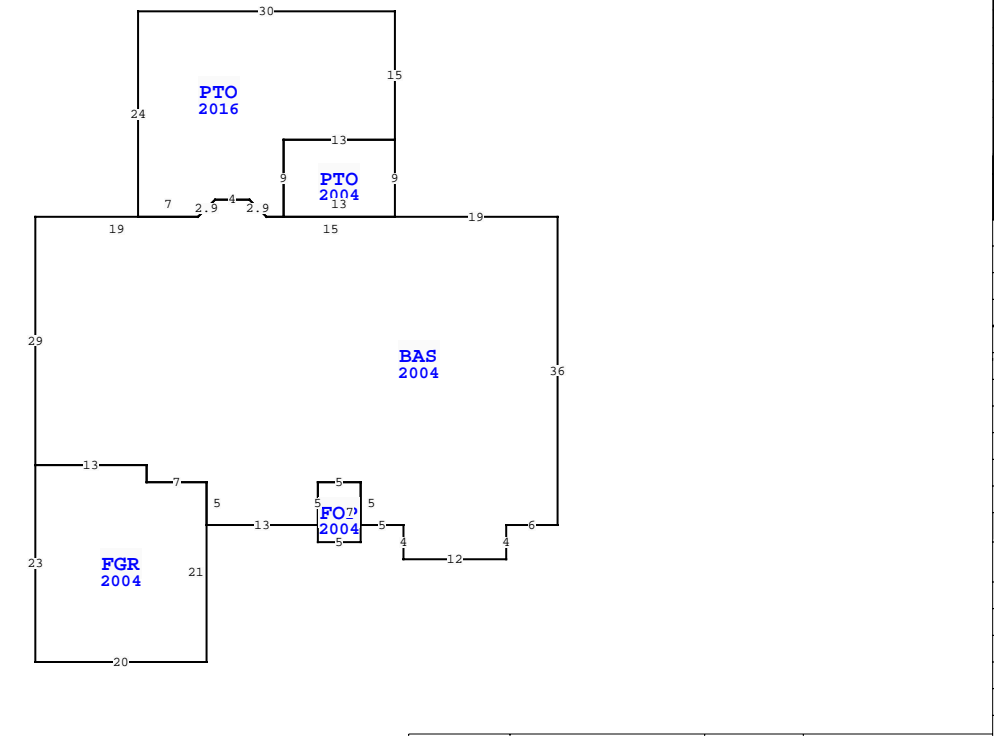


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	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	2,396	100.6362	132.84	318,285	2004	2009	0	0	0	7.85 92.15

1 SNGL FAM - 100% - 2005 Heated Area: 2105 HX Base Yr 2005



Quality	01 Quality Level 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2004	2,105	257,677
FGR	446	55	2004	245	29,991
FOP	35	30	2004	10	1,224
PTO	117	5	2004	6	734
PTO	591	5	2016	30	3,672
TOTALS	3,294			2,396	293,300

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		293,300	
TOTAL MARKET OB/XF VALUE		10,892	
TOTAL LAND VALUE - MARKET		51,750	
TOTAL MARKET VALUE		355,942	
SOH/AGL Deduction		183,693	
ASSESSED VALUE		172,249	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		121,527	
TOTAL JUST VALUE		355,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,714	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006071	REPAIR/RRF	15,510	06/07/2019
W03134	NEW CONSTR	0	01/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/1740	5/24/2004	WD Q	Q	I		191,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CALLAHAN RALPH J &
1106/1779 1/13/2003 WD U V 19 28,900
GRANTOR: CALICO DEVELOPMENT CO
GRANTEE: SEDA CONSTRUCTION C

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			979.00	SF	5.20	5.20	100	2004	2004	3	83	4,225	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0811	CONCRETE B	0	100	0	0			700.00	SF	5.20	5.20	100	2005	2005	3	84	3,058	
4	0820	WOOD WALK	0	100	0	0			120.00	SF	11.75	11.75	100	2013	2013	3	40	564	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/21/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
BAS=[YR=2004] W19 PTO=[YR=2004] N9 PTO=[YR=2016] N15 W30 S24 E7 U2 R2 E4 D2 R2 E2 N9 E13\$ W13 S9 E13\$ W15 U2 L2 W4 D2 L2 W19 S29 FGR=[YR=2004] S23 E20 N21 W7 N2 W13\$E13 S2 E7 S5 E13 FOP=[YR=2004] S2 E5N7 W5 S5\$ N5 E5 S5 E5 S4 E12 N4 E6 N36\$.

LAND DESCRIPTION																								
TOTAL OB/XF 10,892																								
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	0003	PUD	0.00	0.00	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							