

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	04	REIN CONC 100
Stories	2.	2. 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	
0500	01	5,599	105.6828	166.98	934,921	2018	2018	0	0	4.50	95.50	

1 SFR CUST - 100% - 2019 Heated Area: 4704 HX Base Yr 2019

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		955,600	
TOTAL MARKET OB/XF VALUE		62,804	
TOTAL LAND VALUE - MARKET		332,750	
TOTAL MARKET VALUE		1,160,332	
SOH/AGL Deduction		348,590	
ASSESSED VALUE		811,742	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		761,020	
TOTAL JUST VALUE		1,351,154	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,184,582	

Quality	02	Quality Level 02			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,540	100	2018	3,540	564,509
FGR	1,016	55	2018	559	89,142
FOP	143	30	2018	43	6,857
FOP	168	30	2018	50	7,973
FOP	168	30	2018	50	7,973
FOP	406	30	2018	122	19,455
FST	100	55	2018	55	8,771
FUS	1,164	100	2018	1,164	185,619
PTO	90	5	2018	4	638
STR	25	10	2018	2	319
TOTALS	6,916			5,599	892,850

PERMIT NUM		DESCRIPTION	AMT	ISSUED
18009038	GARAGE	100,380	12/01/2018	
17003087	CO ISSUED	0	04/10/2018	
17007460	SWIM POOL	55,485	01/01/2018	
17003087	NEW CONSTR	583,791	07/01/2017	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/1080	5/26/2016	WD Q	Q	V	05	225,000

GRANTOR: YOUNG GARY R & MELYND						
GRANTEE: ROCHAY HOWARD OSCAR						
1520/0279	8/20/2007	WD Q	Q	V	01	100
GRANTOR: YOUNG GARY R & MELYND						
GRANTEE: YOUNG GARY R						

** This building has 11 Sub-Areas
 47100 ROCHAY RDG, CALLAHAN

BLD DATE	LGL DATE	05/21/2025	MLU
XF DATE	LAND DATE	03/28/2025	KBA
INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0861	POOL GUNIT	0	100	0	0	608.00	SF	85.00	85.00	100	2018	2018	3	84	43,411	
3	0855	CONC PAVER	0	100	0	0	1,387.00	SF	10.00	10.00	100	2018	2018	3	97	13,454	
4	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2018	2018	3	84	3,427	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

BUILDING NOTES												
BUILDING DIMENSIONS												
FGR=[YR=2018] W18 FST=[YR=2018] N10 PTO=[YR=2018] N9 W10 BAS=[YR=2018] N1 W22 S1 FOP=[YR=2018] W29 S14 E29 N14\$ S14 W29 N14 W6 S11 W12 S24 FOP=[YR=2018] W8 S21 E8 N21\$ S27 E7 FOP=[YR=2018] S6 E28 N6 W28\$ E36 N10 E28 N19 W2 N33\$ S9 E10\$ W10 S10 E10\$ W10 S14 E2 S24 E26 N38\$ PTR=E30 FUS=[YR=2018] E20 STR=[YR=2018] E8 S12 W8 N12\$ S12 E8 N10 E15 S28 W43 N5 FOP=[YR=2018] W8 N21 E8 S7 STR=[YR=2018] E5 S5 W5 N5\$ S5 E5 N5 W5 S14\$ N25\$ W30\$.												

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	DPHT 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	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500								
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250								
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.80	AC		1.00	1.00	1.00	525.00	525.00	3,570								
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	190.00	190.00	608								
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000								

