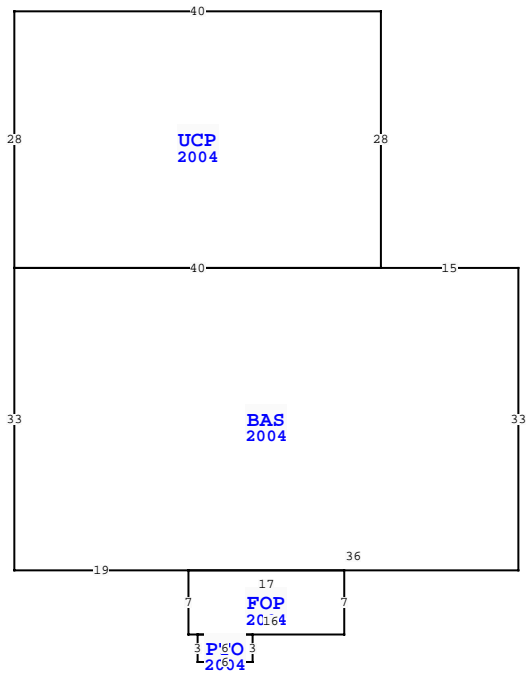


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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		
0100	01	2,076	113.4840	113.48	235,584	2004	2004	0	0	15.00	85.00		
1 SINGLE FAM - 100% - 2005 Heated Area: 1815 HX Base Yr 2005													



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	2004	1,815	175,071
FOP	119	30	2004	36	3,472
PTO	18	5	2004	1	96
UCP	1,120	20	2004	224	21,607
TOTALS	3,072			2,076	200,246

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		200,246	
TOTAL MARKET OB/XF VALUE		19,131	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		269,377	
SOH/AGL Deduction		120,726	
ASSESSED VALUE		148,651	
TOTAL EXEMPTION VALUE		WX HX HB 55,722	
BASE TAXABLE VALUE		92,929	
TOTAL JUST VALUE		269,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12002	NEW CONSTR	118,864	12/01/2003
MH013472	MH MOVE-ON	0	04/01/2001
6676	NEW CONSTR	32,022	08/17/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/1420	10/20/2003	TD	Q	I		22,000
GRANTOR: KNOX HOWARD & MARION						
GRANTEE: HOLMES GARY & VELIC						
0907/1092	11/10/1999	QC	Q	I	06	16,200
GRANTOR: THEISS PAUL A & TAMMY						
GRANTEE: KNOX HOWARD & MARIO						

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2004	2004	3	83	17,015	
2	0940	SHEDS/PORT	0	100	12	7		30.00	30.00	100	2004	2004	3	21	529	
3	0940	SHEDS/PORT	0	100	20	10		19.50	19.50	100	2004	2004	3	21	819	
4	0681	POLE SHED	0	100	20	8		15.00	15.00	100	2004	2004	3	32	768	

54420 MARLEE RD, CALLAHAN														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	03/31/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2004] W15 UCP=[YR=2004] N28 W40 S28 E40\$ W40 S33 E19 FOP=[YR=2004] S7 E1 PTO=[YR=2004] S3 E6 N3 W6\$ E16 N7 W17\$ E36 N33\$.													

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	RM	141.00	309.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							