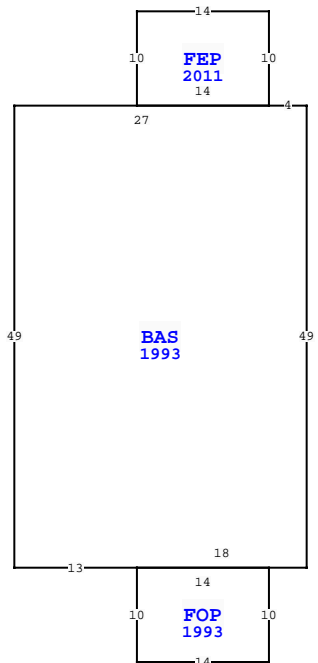


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
BUD8 Adjustme	06 DIST 1D 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	1,673	97.8500	97.85	163,703	1965	1965		0	0	22.00	78.00		
1 SINGLE FAM - 100% - 0 Heated Area: 1519 HX Base Yr 1994														



Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,519	100
FEP	140	80
FOP	140	30
TOTALS	1,799	
		1,673
		127,688

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			127,688
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			177,688
SOH/AGL Deduction			104,337
ASSESSED VALUE			73,351
TOTAL EXEMPTION VALUE	HX HB		48,351
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			177,688
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93273	NEW CONSTR	2,900	11/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0684/0821	7/08/1993	WD	Q	I		52,000
GRANTOR: BOATRIGHT GREGORY &						
GRANTEE: O'QUINN RICHARD M						
0684/0819	7/08/1993	QC	Q	I	06	100
GRANTOR: BOATRIGHT MELIASSA M						
GRANTEE: BOATRIGHT GREGORY K						

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
54460 MARLEE RD, CALLAHAN																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE 03/31/2025 MLU																
AG DATE																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 FEP=[YR=2011] N10 W14 S10 E14\$ W27 S49 E13									
FOP=[YR=1993] S10 E14 N10 W14\$ E18 N49\$.									

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	203.00	282.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							