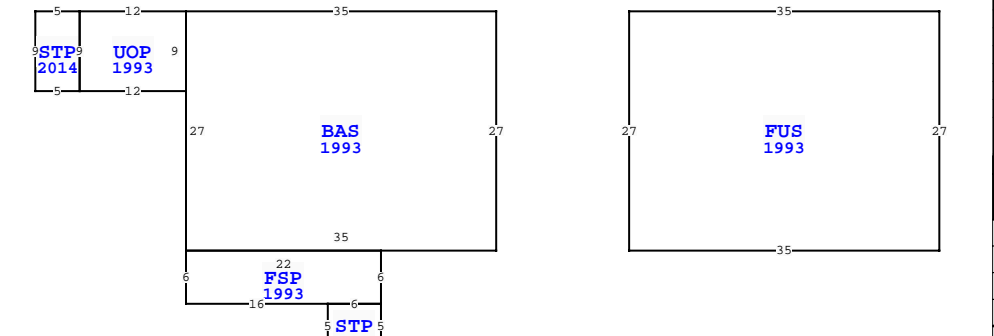


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8026.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			176,385
TOTAL MARKET OB/XF VALUE			19,378
TOTAL LAND VALUE - MARKET			107,250
TOTAL MARKET VALUE			303,013
SOH/AGL Deduction			128,444
ASSESSED VALUE			174,569
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			123,847
TOTAL JUST VALUE			303,013
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,707
(40X30) CARPORT OPEN ON GABLED ENDS			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	77,346
FSP	132	40	1993	53	4,338
FUS	945	100	1993	945	77,346
STP	30	10	2014	3	245
STP	45	10	2014	4	328
UOP	108	20	1993	22	1,801
TOTALS	2,205			1,972	161,403

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	XF DATE	INC DATE	LAND DATE	AG DATE
1	0810	CONCRETE A	0	100	0
2	0810	CONCRETE A	0	100	12
3	0812	CONCRETE C	0	100	0
4	0803	ASPHALT C	0	100	0
5	0351	CARPORT MT	0	100	40

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014041	CARPORT - 1200 SF	38,520	10/31/2023
3568	N/A	51,720	08/19/1986
3109	N/A	13,200	12/04/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0892	11/04/2014	SW	U	I	12	134,900
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: NOLAND CORY RAY & S						
1949/0886	11/04/2014	SW	U	I	12	100
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: LSF8 MASTER PARTICI						

TOTAL OB/XF																	
L	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	0810	CONCRETE A	0	100	0	0	255.00	SF	6.50	6.50	100	1987	1987	3	49.5	820	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	
3	0812	CONCRETE C	0	100	0	0	1,703.00	SF	4.00	4.00	100	1990	1990	3	57	3,883	
4	0803	ASPHALT C	0	100	0	0	2,522.00	SF	1.50	1.50	100	2012	2012	3	68	2,572	
5	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2024	2023		97	11,640	

BUILDING NOTES														
BAS=[YR=1993] W35 UOP=[YR=1993] W12 STP=[YR=2014] W5 S9 E5 N9\$ S9 E12N9\$ S27 FSP=[YR=1993] S6 E16 STP=[YR=2014] S5 E6 N5 W6\$ E6 N6 W22\$E35 N27\$ PTR=E15 FUS=[YR=1993] E35 S27 W35 N27\$ W15\$.														

LAND DESCRIPTION																								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
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	1,230	100
	2024	1,230
		14,982
TOTALS	1,230	
		1,230
		14,982

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2 GARAGE RES - 100%		- 100%	- 2016										
				Heated Area: 1230				HX Base Yr	2016				

NASSAU COUNTY PROPERTY PAGE 2 of 2

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6 Tax Dist:		
BUILDING MARKET VALUE	176,385	
TOTAL MARKET OB/XF VALUE	19,378	
TOTAL LAND VALUE - MARKET	107,250	
TOTAL MARKET VALUE	303,013	
SOH/AGL Deduction	128,444	
ASSESSED VALUE	174,569	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	123,847	
TOTAL JUST VALUE	303,013	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	276,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE	Q / U	V / I	RSN	CD	SALE PRICE
1949/0892	11/04/2014	SW	U	I	12		134,900
GRANTOR: LSF8 MASTER PARTICIPA							
GRANTEE: NOLAND CORY RAY & S							
1949/0886	11/04/2014	SW	U	I	12		100
GRANTOR: HSBC MORTGAGE SERVICE							
GRANTEE: LSF8 MASTER PARTICI							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,10] E41 S30 W41 N30 \$

EXTRA FEATURES

54694 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

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

LAND DESCRIPTION

TOTAL OB/XF 0

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