



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

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	2,975	100	2010	2,975	415,843
FGR	643	55	2010	354	49,482
FOP	222	30	2010	67	9,365
FSP	719	40	2010	288	40,256
PTO	80	5	2010	4	559
STP	28	10	2010	3	419
STP	30	10	2010	3	419
UUS	624	50	2010	312	43,611
TOTALS	5,321			4,006	559,955

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	2,267.00	SF	4.00	4.00
2	1123	CB 8"	0	100	20	160.00	SF	6.15	6.15
3	0861	POOL GUNIT	0	100	30	480.00	SF	85.00	85.00
4	0855	CONC PAVER	0	100	0	800.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	5.02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,006	95.1280	150.30	602,102	2010	2010	0	0	7.00	93.00
1 SFR CUST - 100% - 2011 Heated Area: 2975 HX Base Yr 2011											

55099 SPENCERVILLE RD, CALLAHAN				XF DATE						LAND DATE		05/09/2025	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
2,267.00	SF	4.00	4.00	100	2010	2010	3	90	8,161				
160.00	SF	6.15	6.15	100	2010	2010	3	90	886				
480.00	SF	85.00	85.00	100	2019	2019	3	87	35,496				
800.00	SF	10.00	10.00	100	2019	2019	3	97	7,760				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		559,955	
TOTAL MARKET OB/XF VALUE		52,303	
TOTAL LAND VALUE - MARKET		97,890	
TOTAL MARKET VALUE		710,148	
SOH/AGL Deduction		405,505	
ASSESSED VALUE		304,643	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		253,921	
TOTAL JUST VALUE		710,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		670,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009849	SWIM POOL	38,000	09/18/2019
C22064	CO ISSUED	0	08/01/2010
R12179	REPAIR/RRF	3,000	11/01/2009
M14685	MECH OTHER	0	07/01/2009
E21511	ELEC OTHER	800	12/01/2008
P13608	OTHER	0	12/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1529/1724	10/10/2007	WD	Q	V	
GRANTOR: CHEWNING CARLTON J					SALE PRICE 85,000
GRANTEE: MITCHELL AURLIEAN &					
1529/1723	10/10/2007	WD	U	V	10
GRANTOR: SPENCER WAYNE K & CLA					
GRANTEE: CHEWNING CARLTON J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010;ORIG=0,0] W34 S10 W14 S11 W19 N11 W18 S10 S30 E12 S3 E37 N3 E12 N1 N20 W3 N5 E20 N4 E7 N20 \$									
FSP=[YR=2010;ORIG=-34,0] W17 W34 S10 E18 S11 E19 N11 E14 N10 \$									
FGR=[YR=2010;ORIG=-24,49] E24 N29 W7 S4 W20 S5 E3 S20 \$									
UUS=[YR=2010;ORIG=10,0] E26 S24 W26 N24 \$									
FOP=[YR=2010;ORIG=-73,53] S6 E11 E26 N6 W37 \$									
PTO=[YR=2010;ORIG=-85,20] W5 S16 E5 N16 \$									
STP=[YR=2010;ORIG=-62,59] S2 E15 N2 W15 \$									
STP=[YR=2010;ORIG=-51,0] N2 W14 S2 E14 \$									
PTR=[YR=2010;ORIG=0,0] E10 W10 \$									