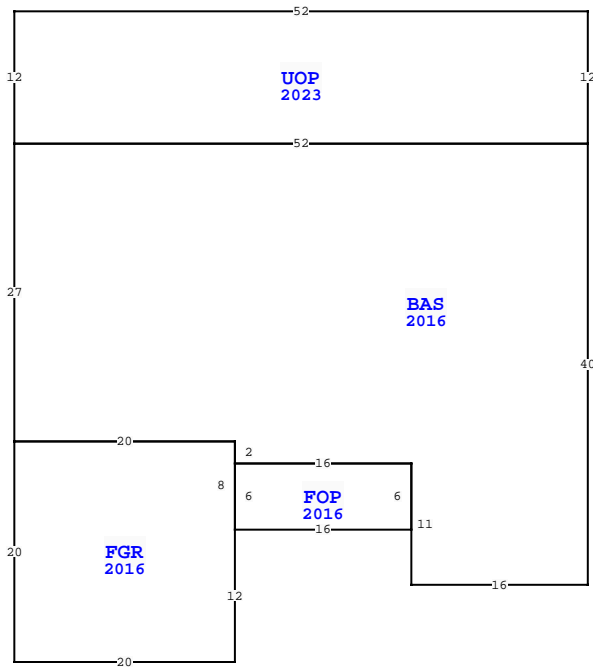


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	08 SHT VINYL 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	2016	1,644	230,892
FGR	400	55	2016	220	30,898
FOP	96	30	2016	29	4,073
UOP	624	20	2023	125	17,555
TOTALS	2,764			2,018	283,418

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,018	113.1900	149.41	301,509	2016	2016	0	0	6.00	94.00	
1 SNGL FAM - 100% - 2017 Heated Area: 1644 HX Base Yr 2017												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			283,418
TOTAL MARKET OB/XF VALUE			7,889
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			351,307
SOH/AGL Deduction			137,974
ASSESSED VALUE			213,333
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			162,611
TOTAL JUST VALUE			351,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B153501	NEW CONSTR	0	04/05/2016
B1531501	CO ISSUED	0	02/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1975	3/04/2016	WD Q	Q	I	01	196,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: STRICKLAND DEREK M						
2032/1972	3/04/2016	QC U	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: GREENE KENNETH L CO						

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	0811	CONCRETE B	0	100	0	1,597.00	SF	5.20	5.20	100	2016	2016	3	95	7,889	

TOTAL OB/XF												
7,889												
53288 CLEAR LAKE DR, CALLAHAN												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/14/2014 FC												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2016;ORIG=0,0] W52 S27 E20 S2 E16 S11 E16 N40 \$												
FGR=[YR=2016;ORIG=-52,27] S20 E20 N12 N8 W20 \$												
FOP=[YR=2016;ORIG=-32,35] E16 N6 W16 S6 \$												
UOP=[YR=2023;ORIG=-52,0] E52 N12 W52 S12 \$												

LAND DESCRIPTION																								
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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							