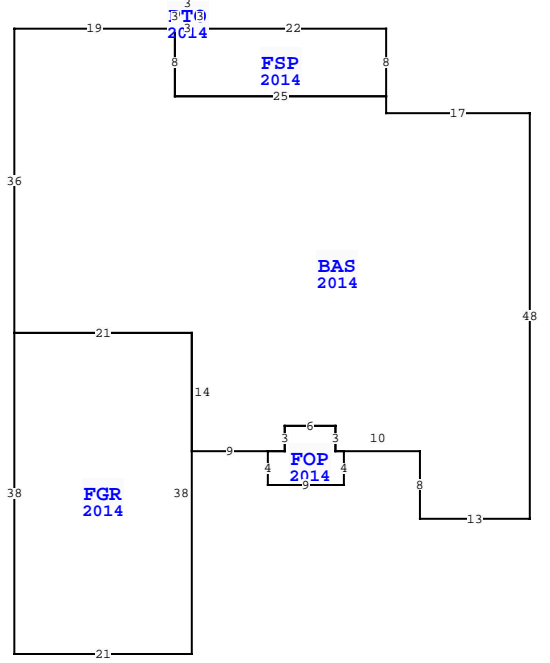


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,472	100	2014
FGR	798	55	2014
FOP	54	30	2014
FSP	200	40	2014
PTO	9	5	2014
TOTALS	3,533		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,007	107.2260	141.54	425,611	2014	2014	0	0	0	7.50	92.50		
1 SNGL FAM - 100% - 2022 Heated Area: 2472 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		411,081	
TOTAL MARKET OB/XF VALUE		15,589	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		486,670	
SOH/AGL Deduction		25,009	
ASSESSED VALUE		461,661	
TOTAL EXEMPTION VALUE		13	461,661
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		486,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,231	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006335	GARAGE	37,674	05/17/2021
B1429226	CO ISSUED	0	11/24/2014
B1429226	NEW CONSTR	306,189	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/1739	12/02/2014	WD	Q	I	01	264,600
GRANTOR: GREENE KENNETH I						
GRANTEE: BROWN LAWRENCE L &						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

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	2014	2014	3	94	6,189	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2021	2021	3	99	5,512	
3	0940	SHEDS/PORT	0	100	12	12		30.00	30.00	100	2021	2021	3	90	3,888	

TOTAL OB/XF														15,589			
54029 BAYLAND DR, CALLAHAN														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/14/2014
														INC DATE		AG DATE	MF

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2014] W17 N2 FSP=[YR=2014] N8 W22 PTO=[YR=2014] N3 W3 S3 E3\$ W3 S8 E25 \$ W25 N8 W19 S36 FGR=[YR=2014] S38 E21 N38 W21\$ E21 S14 E9 FOP=[YR=2014] S4 E9 N4 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E10 S8 E13 N48 \$.													

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								

