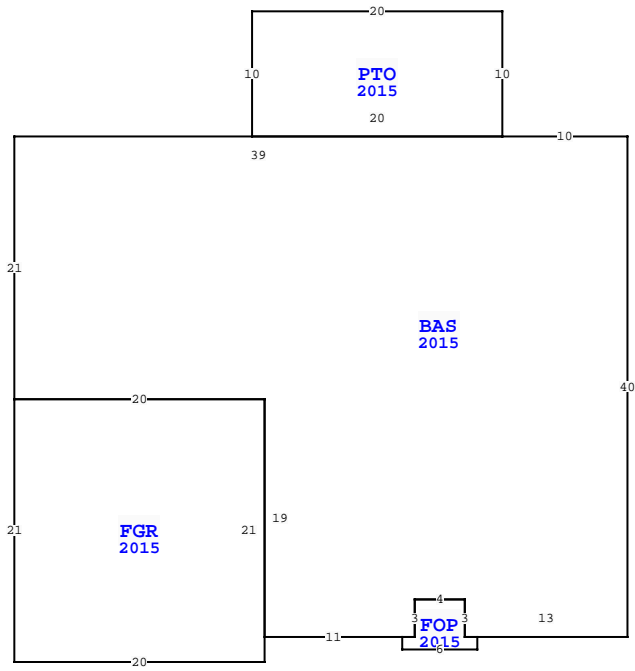


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,568	100	2015
FGR	420	55	2015
FOP	18	30	2015
PTO	200	5	2015
TOTALS	2,206		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,814	115.5000	152.46	276,562	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2016 Heated Area: 1568 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		257,894	
TOTAL MARKET OB/XF VALUE		6,694	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		324,588	
SOH/AGL Deduction		135,228	
ASSESSED VALUE		189,360	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		138,638	
TOTAL JUST VALUE		324,588	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530771	CO ISSUED	0	09/16/2015
B1530771	NEW CONSTR	202,045	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1293	9/18/2015	WD Q	Q	I	02	193,700
GRANTOR: GREENE KENNETH L CONT						
GRANTEE: MACY DONALD D & DIN						
2006/1291	9/18/2015	QC U	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: GREENE KENNETH L CO						

EXTRA FEATURES		54074 BAYLAND DR, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2015	2015	3	95	6,694	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W10 PTO=[YR=2015] N10 W20 S10 E20\$ W39 S21	
FGR=[YR=2015] S21 E20 N21 W20\$ E20 S19 E11 FOP=[YR=2015] S1	
E6 N1 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E13 N40\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,694																						
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							