



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	12	HARDWOOD 50
Interior Floo	11	CLAY TILE 25
Interior Floo	14	CARPET 25
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	1993	2,371	294,243
FOP	107	30	1993	32	3,971
FOP	172	30	1993	52	6,453
UGR	999	45	2007	450	55,845
TOTALS	3,649			2,905	360,512

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20	5.20	100	1990	1990	3	57	2,439	
3	1127	BRICK 8"	0	100	0	0	42.00	SF	11.00	11.00	100	1990	1990	3	85	393	
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1996	1996	3	20	8,160	
5	0845	KOOL DECK	0	100	0	0	528.00	SF	7.25	7.25	100	1996	1996	3	70	2,680	
6	0812	CONCRETE C	0	100	0	0	1,128.00	SF	4.00	4.00	100	1996	1996	3	70	3,158	
7	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2025	2024		100	1,920	
8	0479	VF PICKET	0	100	0	0	30.00	LF	10.00	10.00	100	2025	2024		100	300	
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,905	105.0450	138.66	402,807	1990	2010	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2025												
Heated Area: 2371												
HX Base Yr												
55199 DEER RUN RD, CALLAHAN												
BLD DATE 07/28/2008 JW LGL DATE 04/04/2024 MLU												
XF DATE INC DATE												
AG DATE												

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE	360,512	
TOTAL MARKET OB/XF VALUE	21,660	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	437,172	
SOH/AGL Deduction	205,562	
ASSESSED VALUE	231,610	
TOTAL EXEMPTION VALUE	13	231,610
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	437,172	
NCON VALUE	58,334	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	365,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313634	REPAIR/RRF	8,700	10/01/2013
B9602599	GARAGE	20,000	06/01/1996
6432	NEW CONSTR	84,900	05/01/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/635	10/07/2024	WD	Q	I	01	525,000
GRANTOR: DAVIS GEORGE W & DALE						
GRANTEE: MATOS ANTONIO & EDN						
0734/0198	7/18/1995	WD	Q	I		122,000
GRANTOR: FORD NORMAN & KANDACE						
GRANTEE: DAVIS GEORGE & DALE						

BUILDING NOTES		

BUILDING DIMENSIONS		
UGR=[YR=2007] W27 S37 BAS=[YR=1993] W25 FOP=[YR=1993] N8 W14 S8 E1 S5 E12 N5 E1\$ W1 S5 W12 N5 W14 S39 E14 FOP=[YR=1993] S3 E20 N6 W1 S1 W10 N1 W8 S3 W1\$ E1 N3 E8 S1 E10 N1 E7 S3 E24 N39 W12\$ E27 N37\$.		