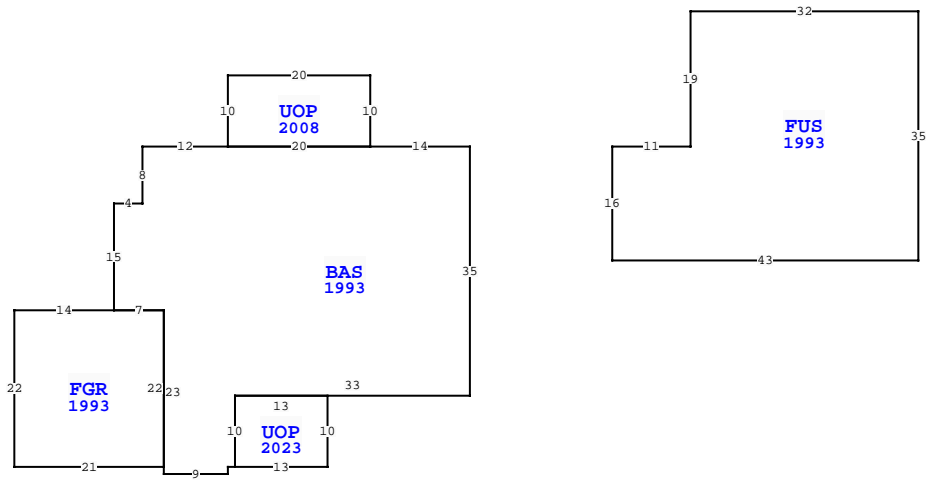


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 60	
Exterior Wall	05	AVERAGE 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		3 100	
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
BAS	1,743	100	1993
FGR	462	55	1993
FUS	1,296	100	1993
UOP	200	20	2008
UOP	130	20	2023
TOTALS	3,831		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,359	98.5320	130.06	436,872	1990	1995	0	0	18.75	81.25
1 SNGL FAM - 100% - 0 Heated Area: 3039 HX Base Yr 1991											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		380,743	
TOTAL MARKET OB/XF VALUE		9,523	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		445,266	
SOH/AGL Deduction		233,650	
ASSESSED VALUE		211,616	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		160,894	
TOTAL JUST VALUE		445,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001897	GARAGE	81,770	02/13/2023
19002708	REPAIR/RRF	10,100	03/19/2019
3625	H/AC	3,800	12/12/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/0720	8/19/1988	WD	Q	V		14,000

GRANTOR: SPRING LAKE ESTATES  
GRANTEE: KEGLEY RICHARD A

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0500	FP-PRE FAB	0 100	0 0	1.00
3	0812	CONCRETE C	0 100	0 0	2,060.00

TOTAL OB/XF												9,523			
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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0812	CONCRETE C	0 100	0 0	2,060.00	SF	4.00	4.00	100	1991	1991	3	59.5	4,903	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W14 W20 W12 S8 W4 S15 E7 S23 E9 N1 E1 N10 E33 N35 \$	
FUS=[YR=1993;ORIG=20,0] E11 N19 E32 S35 W43 N16 \$	
FGR=[YR=1993;ORIG=-50,23] W14 S22 E21 N22 W7 \$	
UOP=[YR=2008;ORIG=-14,0] N10 W20 S10 E20 \$	
UOP=[YR=2023;ORIG=-33,45] E13 N10 W13 S10 \$	
PTR=[ORIG=0,0] E20 W20 \$	

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	2024
FCP	300	25	2024
TOTALS	1,380		
		1,155	25,785

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2																									
2 GARAGE RES - 100% - 2024 Heated Area: 1080 HX Base Yr 1991																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/04/2024</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/04/2024	MLU
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				04/04/2024	MLU																				

NASSAU COUNTY PROPERTY			PAGE 2 of 2	6
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NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		428,074		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0550/0720	8/19/1988	WD	Q	V		14,000
GRANTOR: SPRING LAKE ESTATES						
GRANTEE: KEGLEY RICHARD A						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=50,10] E36 S30 W36 N30 \$													
FCP=[YR=2024;ORIG=40,10] E10 S30 W10 N30 \$													

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
55028 HIVE LN, CALLAHAN																
TOTALS																
0																

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	