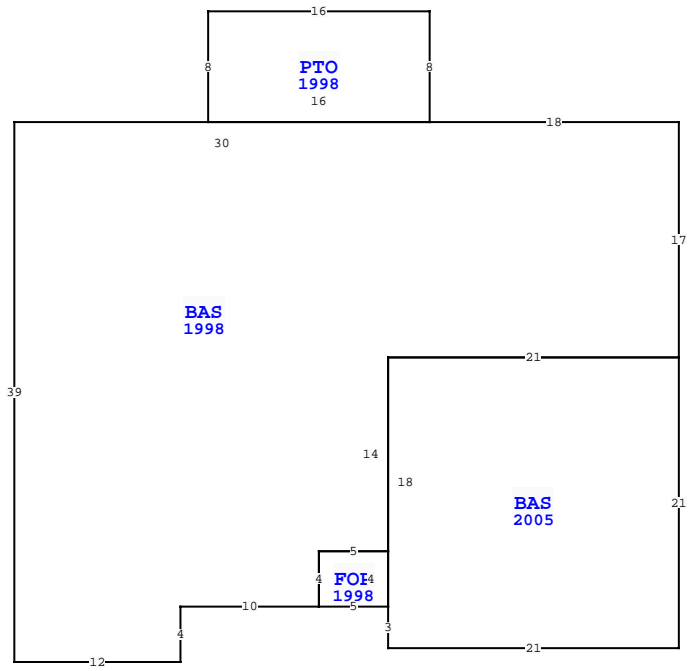


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating 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	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	1,330	100	1998
BAS	441	100	2005
FOP	20	30	1998
PTO	128	5	1998
TOTALS	1,919		
		1,783	244,177

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,783	114.2000	150.74	268,769	1998	2005		0	0	9.15	90.85	
1 SNGL FAM - 100% - 2013 Heated Area: 1771 HX Base Yr 2013													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			255,896
TOTAL MARKET OB/XF VALUE			9,556
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			320,452
SOH/AGL Deduction			165,561
ASSESSED VALUE			154,891
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			99,169
TOTAL JUST VALUE			320,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509783	H/AC	500	05/01/2005
B0514343	REMODEL	22,500	02/01/2005
E0514237	ELEC OTHER	1,000	02/01/2005
R07085	REPAIR/RRF	1,300	02/01/2005
B007665	XFOB	4,000	09/01/2000
B984622	NEW CONSTR	72,462	02/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0947	8/20/2019	QC	U	I	11	65,000
GRANTOR: RANDELL JERRY W						
GRANTEE: RANDELL JERRY & BRE						
2306/1122	8/20/2019	QC	U	I	11	100
GRANTOR: RANDELL JERRY W						
GRANTEE: RANDELL JERRY & BRE						

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	100	1998	1998	3	73	4,938	
3	1242	WD DECK A	0	100	0	0		10.00	10.00	100	2004	2004	3	21	605	
4	0811	CONCRETE B	0	100	35	15		5.20	5.20	100	2005	2005	3	84	2,293	
5	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2005	2005	3	64	1,720	

TOTAL OB/XF														9,556
55592 DEER RUN RD, CALLAHAN														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/04/2024 MLU														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W18 PTO=[YR=1998] N8 W16 S8 E16 \$ W30 S39 E12 N4 E10 FOP=[YR=1998] E5 BAS=[YR=2005] S3 E21 N21 W21 S18 \$ N4 W5 S4 \$ N4 E5 N14 E21 N17 \$.													

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							

