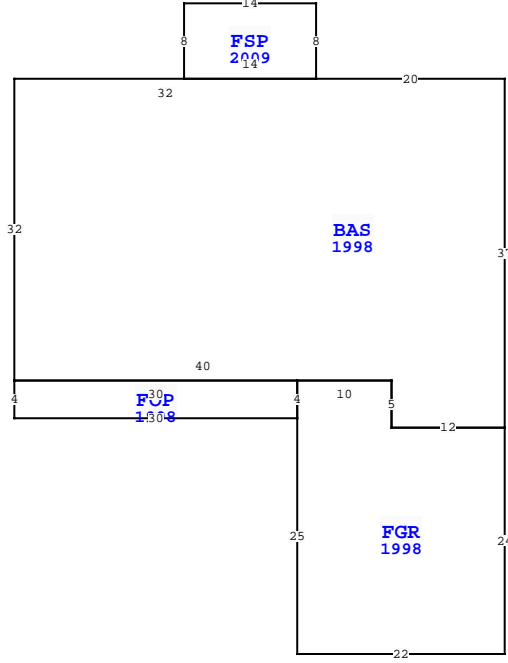


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,724	100	1998
FGR	578	55	1998
FOP	120	30	1998
FSP	112	40	2009
TOTALS	2,534		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,123	110.6420	146.05	310,064	1998	2003	0	0	15.75	84.25		
1 SNGL FAM - 100% - 2022 Heated Area: 1724 HX Base Yr 2022													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		261,229	
TOTAL MARKET OB/XF VALUE		5,132	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		321,361	
SOH/AGL Deduction		72,891	
ASSESSED VALUE		248,470	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		197,748	
TOTAL JUST VALUE		321,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006309	24*30 6500	47,664	06/11/2025
22006830	REPAIR/RRF	24,000	05/02/2022
B974549	NEW CONSTR	101,360	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/1847	9/16/2020	TD	Q	I	01	256,800
GRANTOR: FL LAND TRST NO 55542						
GRANTEE: BISHOP NOAH M & ALE						
2349/0744	3/23/2020	CT	U	I	18	180,400
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

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	0811	CONCRETE B	0	100	0	1,352.00	SF	5.20	5.20	100	1998	1998	3	73	5,132	

TOTAL OB/XF														5,132				
55542 DEER RUN RD, CALLAHAN														BLD DATE		LGL DATE	04/04/2024	MLU
														XF DATE		LAND DATE		
														INC DATE		AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W20 FSP=[YR=2009] N8 W14 S8 E14 \$ W32 S32													
FOP=[YR=1998] S4 E30 FGR=[YR=1998] S25 E22 N24 W12 N5 W10 S4													
\$ N4 W30 \$ E40 S5 E12 N37 \$.													

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								