

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	14 CARPET 70
Interior Floo	11 CLAY TILE 30
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,697	106.4640	140.53	379,009	1998	2003	0	0	15.75	84.25

1 SNGL FAM - 100% - 2000 Heated Area: 2271 HX Base Yr 2000

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	2,271	100	1998	2,271	268,879
FGR	484	55	1998	266	31,493
FOP	120	30	1998	36	4,262
FOP	305	30	1998	92	10,893
PTO	644	5	2009	32	3,789
TOTALS	3,824			2,697	319,315

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	0861	POOL GUNIT	0	100	0	450.00	SF	85.00	85.00	100	1998	1998	3	20	7,650	
2	0810	CONCRETE A	0	100	0	1,475.00	SF	6.50	6.50	100	1998	1998	3	73	6,999	
3	0845	KOOL DECK	0	100	0	200.00	SF	7.25	7.25	100	1998	1998	3	73	1,059	
4	0479	VF PICKET	0	100	0	80.00	LF	10.00	10.00	100	2005	2005	3	64	512	

55031 FAWN CT, CALLAHAN										BLD DATE	LGL DATE	04/04/2024	MLU
										XF DATE	LAND DATE		
										INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			319,315
TOTAL MARKET OB/XF VALUE			16,220
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			390,535
SOH/AGL Deduction			202,392
ASSESSED VALUE			188,143
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			137,421
TOTAL JUST VALUE			390,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010335	REPAIR/RRF	12,800	09/30/2019
B985168	SWIM POOL	14,000	07/01/1998
B973888	NEW CONSTR	1,400,000	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/0171	2/05/1997	WD Q	Q	V		16,000
GRANTOR: ROGERS PHILIP R & ROB						
GRANTEE: BROWNING MICHAEL &						
0543/0402	5/16/1988	WD Q	Q	V		13,800
GRANTOR: SPRING LAKE ESTATES						
GRANTEE: ROGERS PHILIP R						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W4 PTO=[YR=2009] N4 E4 N8 W8 S4 W40 N4 W22 S12 E17 FOP=[YR=1998] S8 E14 N4 R4 U4 W18\$ E32 U2 R2 E8 R2 D2 E5\$ W5 U2 L2 W8 L2 D2 W14 L4 D4 S4 W14 N8 W17 S43 E18 FOP=[YR=1998] S5 E30 N5 FGR=[YR=1998] E22 N22 W22 S22\$ N3 W13 L4 U4 N1 W12 S8 W1\$ E1 N8 E12 S1 D4 R4 E13 N19 E22 N21\$.											

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							