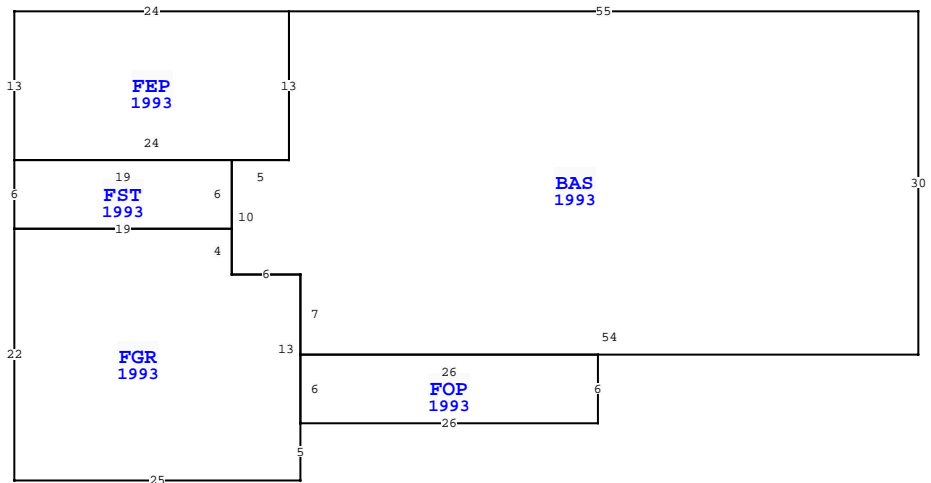


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,342	107.8000	142.30	333,267	1990	1995	0	0	21.75	78.25		
1 SNGL FAM - 100% - 2000 Heated Area: 1693 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	1,693	100	1993	1,693	188,515
FEP	312	80	1993	250	27,837
FGR	526	55	1993	289	32,180
FOP	156	30	1993	47	5,233
FST	114	55	1993	63	7,015
TOTALS	2,801			2,342	260,781

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	2,968.00	SF	4.00	4.00	100	1990	1990	3	57	6,767	

55081 FAWN CT, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			260,781
TOTAL MARKET OB/XF VALUE			9,077
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			324,858
SOH/AGL Deduction			177,895
ASSESSED VALUE			146,963
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			96,241
TOTAL JUST VALUE			324,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6243	TEMP POLE	2,600	10/13/1989
6057	NEW CONSTR	63,790	10/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/0972	6/10/1999	WD	Q	I		120,000
GRANTOR: COOK PAUL L & LYNNDA						
0543/0404	5/16/1988	WD	Q	V		14,400
GRANTOR: SPRING LAKE ESTATES						
GRANTEE: COOK PAUL L						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W55 FEP=[YR=1993] W24 S13 FST=[YR=1993] S6													
FGR=[YR=1993] S22 E25 N5 FOP=[YR=1993] E26 N6 W26 S6\$ N13 W6													
N4 W19\$ E19 N6 W19\$ E24 N13\$ S13 W5 S10 E6 S7 E54 N30\$.													

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							