

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	3,729	107.9190	142.45	531,196	1995	1995	0	0	21.75	78.25
1 SNGL FAM - 100% - 2017 Heated Area: 3132 HX Base Yr 2017											



Quality	04	Quality Level 04			
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	1,926	100	1995	1,926	214,686
FEP	176	80	1995	141	15,717
FGR	609	55	1995	335	37,342
FOP	400	30	1995	120	13,376
FUS	1,206	100	1995	1,206	134,430
STP	14	10	1996	1	111
TOTALS	4,331			3,729	415,661

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			415,661
TOTAL MARKET OB/XF VALUE			9,752
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			480,413
SOH/AGL Deduction			170,456
ASSESSED VALUE			309,957
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			259,235
TOTAL JUST VALUE			480,413
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			462,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941522	NEW CONSTR	129,810	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/0001	4/14/2016	WD Q	Q	I	01	303,000
GRANTOR: SALAZAR HECTOR & CHAS						
GRANTEE: WIGGINS PATRICK & M						
1882/1955	9/26/2013	WD Q	Q	I	02	240,000
GRANTOR: VAUGHN JERRY K & ETHE						
GRANTEE: SALAZAR HECTOR & CH						

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	1995	1995	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0		2,644.00	SF 4.00	100	1995	1995	3	68	7,192	
3	1127	BRICK 8"	0	100	5	21		105.00	SF 11.00	100	1995	1995	3	90	1,040	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	
55064 FAWN CT, CALLAHAN			
TOTAL OB/XF 9,752			

BUILDING NOTES											
BAS=[YR=1995] W22 FEP=[YR=1995] W16 S11 E16 N11\$ S11 W16 N27 W17 S16 W18 S12 FGR=[YR=1995] S27 E23 N21 W2 N6 W21\$ E21 S6 E2 S11 E1 D2 R2 E4 U2 R2 E1 S2 FOP=[YR=1995] S10 E17 STP=[YR=1996] S2 E7 N2 W7\$ E23 N10 W40\$ E40 N31\$ PTR=E20 FUS=[YR=1995] E69 S20 W15 N10 W10 S10 W15 N10 W17 S18 W12 N28\$ 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							