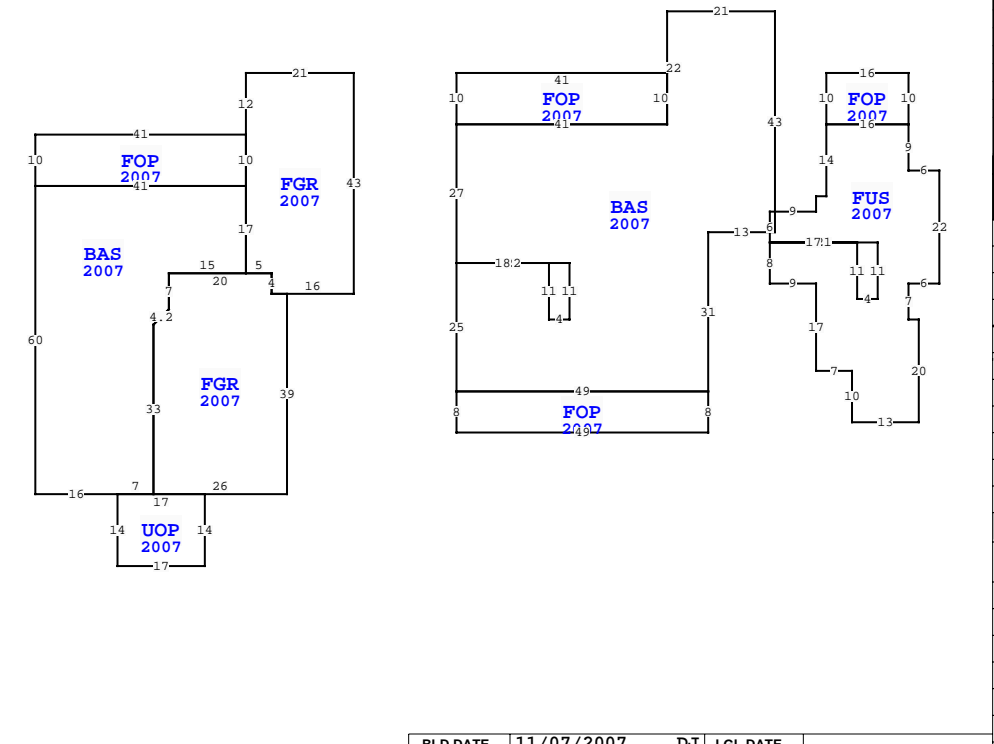


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	23 REINF CONC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 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
0500	01	7,692	103.6260	163.73	1,259,411	2007	2007	0	0	0	8.20 91.80



QUALITY	CD	QUALITY LEVEL			
01	01	Quality Level 01			
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	1,712	100	2007	1,712	257,321
BAS	3,239	100	2007	3,239	486,835
FGR	883	55	2007	486	73,048
FGR	1,081	55	2007	595	89,431
FOP	160	30	2007	48	7,215
FOP	392	30	2007	118	17,736
FOP	410	30	2007	123	18,488
FOP	410	30	2007	123	18,488
FUS	1,200	100	2007	1,200	180,365
UOP	238	20	2007	48	7,215
TOTALS	9,725			7,692	156,139

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			1,156,139
TOTAL MARKET OB/XF VALUE			48,033
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			1,259,172
SOH/AGL Deduction			669,200
ASSESSED VALUE			589,972
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			539,250
TOTAL JUST VALUE			1,259,172
NCON VALUE			9,520
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,199,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012646	NEW MTL ROOF		11/08/2024
M12143	MECH OTHER	0	10/01/2006
R09738	REPAIR/RRF	2,200	09/01/2006
E17797	ELEC OTHER	5,000	08/01/2006
P11467	OTHER	0	08/01/2006
C17892	CO ISSUED	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1280	11/14/2014	WD	Q	I	01	565,000
GRANTOR: MORRIS RODNEY T						
GRANTEE: WALDRON WILLIAM C I						
1374/1679	12/19/2005	WD	Q	V		45,000
GRANTOR: OUTSHINE ENTERPRISES						
GRANTEE: MORRIS RODNEY T						

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	0856	POROUS CC	0	100	0	0		2.50	2.50	100	2007	2007	3	87	11,077	
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2010	2010	3	90	7,132	
3	1076	TRELLIS A	0	100	12	16		7.50	7.50	100	2011	2011	3	60	864	
4	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2010	2010	3	56	28,560	
5	0877	JACUZZI	0	100	0	0		1,000.00	1,000.00	100	2010	2010	3	40	400	

TOTAL OB/XF		55474 DEER RUN RD, CALLAHAN
BLD DATE	11/07/2007	DJ
XF DATE		
INC DATE		
LGL DATE		
LAND DATE	04/04/2024	MLU
AG DATE		

BUILDING NOTES	
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**BUILDING DIMENSIONS**  
 FGR=[YR=2007] W21 S12 FOP=[YR=2007] W41 S10 E41 N10\$  
 S10BAS=[YR=2007] W41 S60 E16 UOP=[YR=2007] S14 E17 N14 W17\$  
 E7 FGR=[YR=2007] E26 N39 W3 N4 W20 S7 D3 L3 S33\$ N33 U3  
 R3 N7E15 N17\$ S17 E5 S4 E16 N43\$ PTR=E20 FOP=[YR=2007] S10  
 BAS=[YR=2007] S27 E22 S11 W4 N11 W18 S25 FOP=[YR=2007] S8  
 E49 N8 W49\$ E49 N31 E13 N43 W21 S22 W41\$ E41 N10 W41\$ W20\$  
 PTR=E92 FOP=[YR=2007] S10 FUS=[YR=2007] S14 W2 S3 W9 S6 E21  
 S11 W4 N11 W17 S8 E9 S17 E7 S10 E13 N20 W2 N7 E6 N22 W6 N9  
 W16\$ E16 N10 W16\$ W92\$.

LAND DESCRIPTION		TOTAL OB/XF 48,033																						
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							