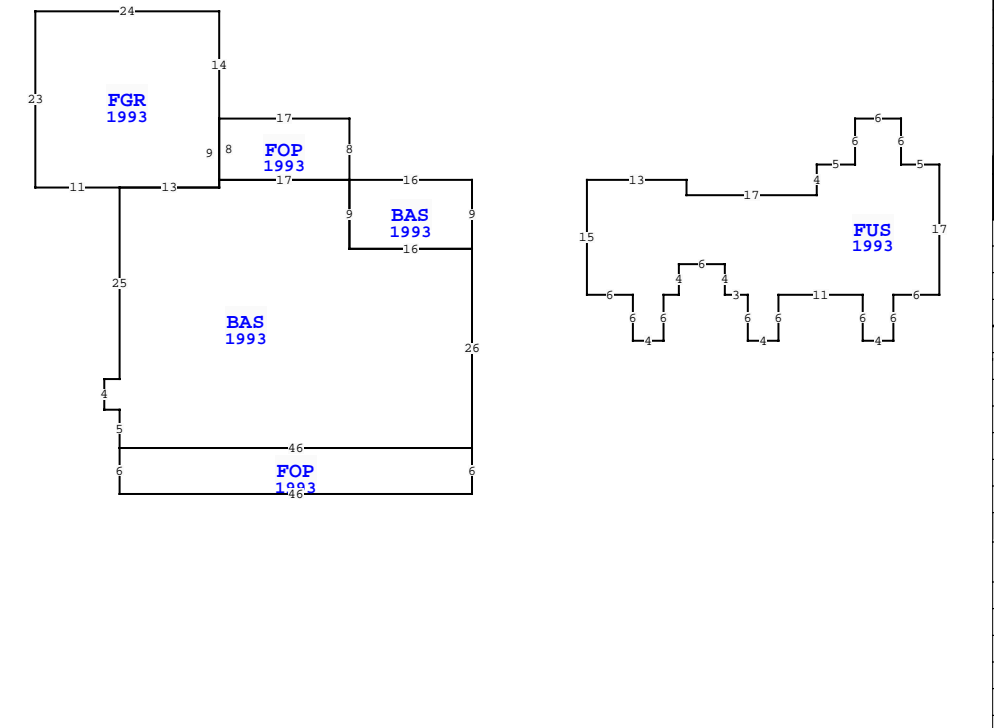




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,805	106.4640	140.53	394,187	1991	1996		0	0	19.60	80.40



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE			340,070	
TOTAL MARKET OB/XF VALUE			9,926	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			404,996	
SOH/AGL Deduction			207,571	
ASSESSED VALUE			197,425	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			146,703	
TOTAL JUST VALUE			404,996	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			390,511	

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
BAS	144	100
BAS	1,461	100
FGR	552	55
FOP	136	30
FOP	276	30
FUS	772	100
TOTALS	3,341	

TOTALS	3,341	2,805	316,926
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7482	NEW CONSTR	0	01/01/2004
R4755	REPAIR/RRF	5,000	02/01/2003
B10712	GARAGE	38,280	02/01/2002
7491	XFOB	3,672	08/27/1991
7111	NEW CONSTR	77,939	03/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/1802	2/07/2002	WD Q	Q	I		182,500

GRANTOR: SENTERFITT LEONARD W
GRANTEE: ATWOOD JOHN W & LOR
0565/0524 3/15/1989 WD Q V 14,500
GRANTOR: SPRING LAKE EST
GRANTEE: SENTERFITT LEONARD

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	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	2,194.00	SF	4.00	4.00	100	1991	1991	3	59.5	5,222	
3	0810	CONCRETE A	0	100	0	436.00	SF	6.50	6.50	100	2003	2003	3	82	2,324	

BUILDING NOTES														
BAS=[YR=1993] W16 FOP=[YR=1993] N8 W17 FGR=[YR=1993] N14 W24S23E11BAS=[YR=1993] S25W2S4 E2 S5 FOP=[YR=1993] S6E46 N6 W46\$ E46 N26 W16 N9 W17S1 W13\$ E13 N9\$ S8 E17\$ S9 E16N9\$ PTR=E15 FUS=[YR=1993] E13 S2 E17 N4 E5 N6 E6 S6 E5 S17 W6 S6 W4 N6W11 S6 W4 N6 W3 N4 W6 S4 W2 S6W4 N6 W6 N15\$ W15\$.														

LAND DESCRIPTION																								
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							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	07	GAMBREL	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,160	100	2003
UUS	360	50	2003
TOTALS	1,520		
			1,340
			23,144

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2												2 GARAGE RES - 100% - 2003													
										Heated Area: 1160		HX Base Yr 2003													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/04/2024</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/04/2024	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/04/2024	MLU																				

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6		Tax Dist:			
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NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				390,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTEE: ATWOOD JOHN W & LOR						
0565/0524	3/15/1989	WD Q	Q	V		14,500
GRANTOR: SPRING LAKE EST						
GRANTEE: SENTERFITT LEONARD						

EXTRA FEATURES														55559 DEER RUN RD, CALLAHAN		
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
TOTAL OB/XF 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2003] W3 N13 W20 S13 W7 S30 E30 N30 \$ PTR= E15													
UUS=[YR=2003] E12 S30 W12 N30 \$ W15 \$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			