

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
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	1,957	100	2001
FGR	625	55	2001
FOP	28	30	2001
FOP	90	30	2001
TOTALS	2,700		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SNGL FAM	- 100%	- 2002											
Heated Area: 1957						HX Base Yr 2002								
55545 DEER RUN RD, CALLAHAN														
BLD DATE			LGL DATE			LAND DATE			04/04/2024			MLU		
XF DATE			AG DATE											
INC DATE														

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				270,065	
TOTAL MARKET OB/XF VALUE				6,718	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				331,783	
SOH/AGL Deduction				177,481	
ASSESSED VALUE				154,302	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				103,580	
TOTAL JUST VALUE				331,783	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				319,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107867	NEW CONSTR	130,000	01/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0739/1790	9/22/1995	WD	Q	V		16,700
GRANTOR: FLYNN JOHN & JENELL						
GRANTEE: LOWERY CHARLES & TE						
0716/0082	10/13/1994	WD	Q	V		16,600
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: FLYNN JOHN M & JENE						

EXTRA FEATURES	
L N	OB/XF CODE
1	0812
DESCRIPTION	CONCRETE C
BLD CAP	0 100
L W	0 0
UNITS	2,126.00
UT	SF 4.00
Adj R	
ADJ UNIT PRICE	4.00
ORIG COND	100
YEAR ON	2001
YEAR ACTUAL	2001
Q	3
% COND	79
OB/XF MKT VALUE	6,718
NOTES	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2001] W15 FOP=[YR=2001] W15 S6 E15 N6 \$ S6 W15 N6 W30 S26 FGR=[YR=2001] S25 E25 N25 W25 \$ E25 S13 E13 FOP=[YR=2001] E7 N4 W7 S4 \$ N4 E7 S8 E15 N43 \$ .	

LAND DESCRIPTION										TOTAL OB/XF										6,718					
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								