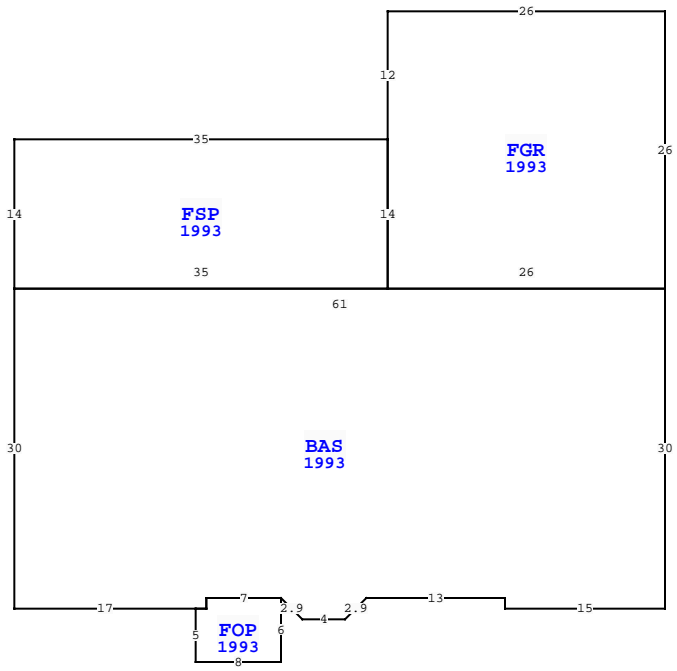




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,814	100	1993
FGR	676	55	1993
FOP	47	30	1993
FSP	490	40	1993
TOTALS	3,027		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,396	122.1080	161.18	386,187	1989	1989	0	0	27.50	72.50		
1 SNGL FAM - 100% - 2017 Heated Area: 1814 HX Base Yr 2017													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			289,427
TOTAL MARKET OB/XF VALUE			12,318
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			356,745
SOH/AGL Deduction			160,184
ASSESSED VALUE			196,561
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			145,839
TOTAL JUST VALUE			356,745
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5241	NEW CONSTR	63,166	10/18/1988
5242	XFOB	15,300	10/18/1988
5448	NEW CONSTR	1,650	10/18/1988
2769	H/AC	3,000	10/18/1988
3250	NEW CONSTR	1,000	10/18/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/0981	9/15/2016	WD Q	Q	I	01	262,500
GRANTOR: STONE FINANCING LLC						
GRANTEE: ELLIOTT THERESA ANN						
2072/0978	5/10/2016	WD U	U	I	37	262,500
GRANTOR: ANDERSON KENNETH L &						
GRANTEE: STONE FINANCING LLC						

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
	0812	CONCRETE C	0	100	0	4,458.00	SF	4.00	4.00	100	1989	1989	3	54.5	9,718	
	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
	1127	BRICK 8"	0	100	13	39.00	SF	11.00	11.00	100	1989	1989	3	84	360	

TOTAL OB/XF													
55481 DEER RUN RD, CALLAHAN													
BLD DATE		03/19/2008		KWJW		LGL DATE		04/04/2024		MLU			
XF DATE						LAND DATE							
INC DATE						AG DATE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1993] W26 S12 FSP=[YR=1993] W35 S14 BAS=[YR=1993] S30 E17 FOP=[YR=1993] S5 E8 N6 W7 S1 W1 \$ E1 N1 E7 R2 D2 E4 U2 R2 E13 S1 E15 N30 W61\$ E35 N14\$ S14 E26 N26\$.													

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										

