

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	2,256	100	2004
FGR	360	55	2004
FOP	8	30	2004
FSP	288	40	2004
TOTALS	2,912		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,571	101.7600	134.32	345,337	2004	2009	0	0	7.50	92.50		
1 SNGL FAM - 100% - 2022													
Heated Area: 2256 HX Base Yr													
TOTALS	2,912		2,571	319,437									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,437	
TOTAL MARKET OB/XF VALUE		22,420	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		396,857	
SOH/AGL Deduction		9,526	
ASSESSED VALUE		387,331	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		387,331	
TOTAL JUST VALUE		396,857	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		382,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25905	GARAGE	30,763	04/01/2012
B12302	NEW CONSTR	163,426	02/01/2004
R5842	REPAIR/RRF	8,000	02/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1965	6/28/2006	WD Q	Q	I		255,000
GRANTOR: SANDEL DONNA T & JAME						
GRANTEE: GARCIA LUIS A & EMO						
1248/0663	7/26/2004	WD Q	Q	I		161,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: TOMPKINS JAMES F &						

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	0810	CONCRETE A	0	100	0	0			6.50	100	2004	2004	3	83	1,699	
2	0812	CONCRETE C	0	100	0	0			4.00	100	2012	2012	3	92	9,321	
3	0351	CARPORT MT	0	100	24	20			10.00	100	2012	2012	3	50	2,400	
4	0940	SHEDS/PORT	0	100	24	25			30.00	100	2012	2012	3	50	9,000	

TOTAL OB/XF														22,420	
55081 BEAR RUN RD, CALLAHAN															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/04/2024		MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2004] W19 FSP=[YR=2004] W12 S24 E12 N24\$ S24 W41 S36 E24 FOP=[YR=2004] S2 E4 N2 W4\$ E18 FGR=[YR=2004] E18 N20 W18 S20\$ N20 E18 N40\$ .													

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								