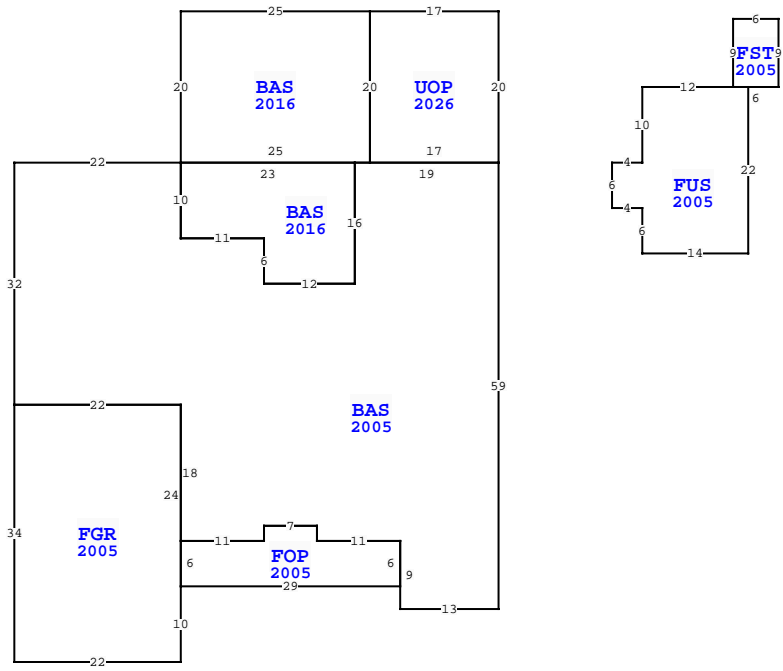


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,605	100	2005
BAS	302	100	2016
BAS	500	100	2016
FGR	748	55	2005
FOP	188	30	2005
FST	54	55	2005
FUS	332	100	2005
UOP	340	20	2026
TOTALS	5,069		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,304	112.5344	148.55	639,359	2005	2010	0	0	10.50	89.50
1 SNGL FAM - 100% - 2007 Heated Area: 3739 HX Base Yr 2007											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			572,226
TOTAL MARKET OB/XF VALUE			99,331
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			726,557
SOH/AGL Deduction			388,930
ASSESSED VALUE			337,627
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			286,905
TOTAL JUST VALUE			726,557
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			714,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701597	SWIM POOL	47,155	03/01/2017
M1217713	H/AC	0	10/01/2012
B26274	ADDITION	51,960	08/01/2012
E0514190	ELEC OTHER	2,000	02/01/2005
M0409046	H/AC	0	12/01/2004
B13951	NEW CONSTR	231,282	11/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/1136	6/14/2005	WD Q	I			309,000
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: SUMMERLIN KEITH & S						
1240/0340	6/23/2004	WD U	V	19		85,000
GRANTOR: GUILLAUME VICKLYN						
GRANTEE: JOHNSON-FERREIRA BU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0	100	0	4,096.00	SF	4.00	4.00	100	2005
3	0476	VF 6 SBPL	0	100	0	263.00	LF	32.00	32.00	100	2006
4	0470	VNYL GATE	0	100	0	3.00	UT	300.00	300.00	100	2006
5	0479	VF PICKET	0	100	0	90.00	LF	10.00	10.00	100	2007
6	0812	CONCRETE C	0	100	0	3,156.00	SF	4.00	4.00	100	2014
7	0861	POOL GUNIT	0	100	0	629.00	SF	85.00	85.00	100	2017
8	0855	CONC PAVER	0	100	0	2,140.00	SF	10.00	10.00	100	2017

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
55198 BEAR RUN RD, CALLAHAN											
BLD DATE: 04/04/2024 MLU											
LGL DATE: 04/04/2024 MLU											
LAND DATE: 04/04/2024 MLU											
AG DATE: 04/04/2024 MLU											
TOTAL OB/XF VALUE: 99,331											

BUILDING NOTES											
BAS=[YR=2005;ORIG=0,0] W19 S16 W12 N6 W11 N10 W22 S32 E22 S18 E11 N2 E7 S2 E11 S9 E13 N59 \$											
FGR=[YR=2005;ORIG=-64,32] S34 E22 N10 N24 W22 \$											
BAS=[YR=2016;ORIG=-17,0] N20 W25 S20 E25 \$											
FUS=[YR=2005;ORIG=15,0] E4 N10 E12 E2 S22 W14 N6 W4 N6 \$											
BAS=[YR=2016;ORIG=-42,0] S10 E11 S6 E12 N16 W23 \$											
FOP=[YR=2005;ORIG=-42,56] E29 N6 W11 N2 W7 S2 W11 S6 \$											
FST=[YR=2005;ORIG=31,-10] N9 E6 S9 W6 \$											
PTR=[ORIG=0,0] E15 W15 \$											
UOP=[YR=2026;ORIG=-17,-20] E17 S20 W17 N20 \$											

BUILDING DIMENSIONS											
BAS=[YR=2005;ORIG=0,0] W19 S16 W12 N6 W11 N10 W22 S32 E22 S18 E11 N2 E7 S2 E11 S9 E13 N59 \$											
FGR=[YR=2005;ORIG=-64,32] S34 E22 N10 N24 W22 \$											
BAS=[YR=2016;ORIG=-17,0] N20 W25 S20 E25 \$											
FUS=[YR=2005;ORIG=15,0] E4 N10 E12 E2 S22 W14 N6 W4 N6 \$											
BAS=[YR=2016;ORIG=-42,0] S10 E11 S6 E12 N16 W23 \$											
FOP=[YR=2005;ORIG=-42,56] E29 N6 W11 N2 W7 S2 W11 S6 \$											
FST=[YR=2005;ORIG=31,-10] N9 E6 S9 W6 \$											
PTR=[ORIG=0,0] E15 W15 \$											
UOP=[YR=2026;ORIG=-17,-20] E17 S20 W17 N20 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	1.00
TOTAL ADJ: 1.00											
UNIT PRICE: 55,000.00											
ADJ UNIT PRICE: 55,000.00											
LAND VALUE: 55,000											
OTHER ADJUSTMENTS AND NOTES											
YEAR: 2025											
DENSITY: 1.00											
DECL: 1.00											
FRZ: 1.00											
YR: 2025											
CONSRV: 1.00											