



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	17	CB STUCCO	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		4.5	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	1,712	100	2004
FGR	616	55	2004
FOP	48	30	2004
FOP	100	30	2006
FUS	2,176	100	2004
SFB	400	80	2006
TOTALS	5,052		

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%	- 2005		585,812	2004	2004	0	0	10.00	90.00
Heated Area: 4208 HX Base Yr 2005											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			527,231
TOTAL MARKET OB/XF VALUE			17,687
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			599,918
SOH/AGL Deduction			391,060
ASSESSED VALUE			208,858
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			158,136
TOTAL JUST VALUE			599,918
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			575,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006275	REPAIR/RRF	34,000	04/21/2022
B1531525	REPAIR/RRF	0	12/08/2015
M10968	MECH OTHER	0	01/01/2006
B0516856	ADDITION	48,628	12/01/2005
B15918	288 SQ FT	4,312	08/01/2005
B12961	NEW CONSTR	279,396	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0552	2/24/2017	QC	U	I	11	2,642

GRANTOR: DIGGS TERRY LEE & THE
GRANTEE: DIGGS TERRY LEE & T
1272/1466 11/10/2004 WD Q I 219,400
GRANTOR: MARONDA HOMES INC
GRANTEE: DIGGS TERRY LEE & T

EXTRA FEATURES		55224 BEAR RUN RD, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0812	CONCRETE C	4.00
2	0855	CONC PAVER	7.00
3	0940	SHEDS/PORT	17.70
4	0475	VF 4 SBPL	14.00
5	0469	VF LATTIC	5.50
6	0470	VNYL GATE	300.00
7	0462	ST/AL FNC	10.00
8	0463	FENCE GATE	300.00
9	0476	VF 6 SBPL	32.00

TOTAL OB/XF												17,687				
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	0812	CONCRETE C	0	100	0	0			4.00	100	2004	2004	3	83	5,704	
2	0855	CONC PAVER	0	100	0	0			7.00	100	2005	2005	3	84	1,470	
3	0940	SHEDS/PORT	0	100	12	12			17.70	100	2005	2005	3	22	561	
4	0475	VF 4 SBPL	0	100	0	0			14.00	100	2006	2006	3	66	628	
5	0469	VF LATTIC	0	100	0	0			5.50	100	2006	2006	3	66	247	
6	0470	VNYL GATE	0	100	0	0			300.00	100	2006	2006	3	66	594	
7	0462	ST/AL FNC	0	100	240	5			10.00	100	2006	2006	3	40	4,800	
8	0463	FENCE GATE	0	100	0	0			300.00	100	2006	2006	3	66	198	
9	0476	VF 6 SBPL	0	100	0	0			32.00	100	2006	2006	3	66	3,485	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/04/2024 MLU	
LAND DATE		AG DATE	

BUILDING DIMENSIONS			
BAS=[YR=2004] W34 SFB=[YR=2006] N20W20 S5 FOP=[YR=2006] W10 S10 E10 N10\$ S15 E20\$ W20 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N15 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S15\$.			

LAND DESCRIPTION										TOTAL OB/XF										17,687				
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							