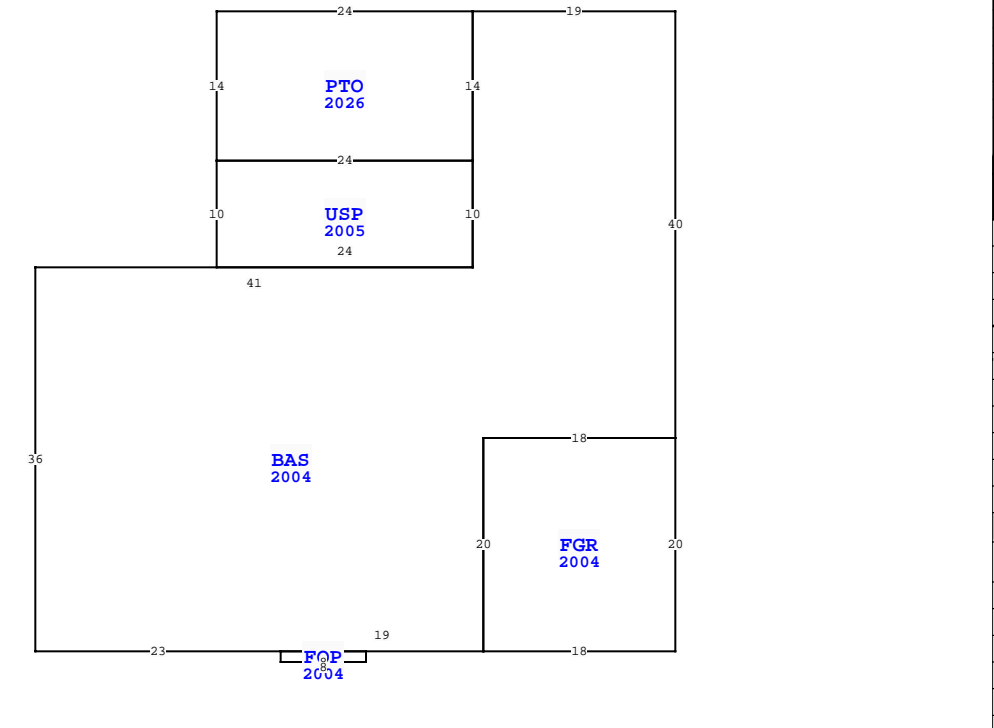


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,545	101.7600	134.32	341,844	2004	2004	0	0	0	10.00	90.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2004	2,256	272,723
FGR	360	55	2004	198	23,936
FOP	8	30	2004	2	242
PTO	336	5	2026	17	2,055
USP	240	30	2005	72	8,704
TOTALS	3,200			2,545	307,660

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	0812	CONCRETE C	0	100	0	1,225.00	SF	4.00	4.00	100	2004	2004	3	83	4,067	
2	0851	PATIO STON	0	100	0	322.00	SF	0.75	0.75	100	2009	2009	3	89	215	

55274 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		307,660			
TOTAL MARKET OB/XF VALUE		4,282			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		366,942			
SOH/AGL Deduction		194,109			
ASSESSED VALUE		172,833			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		122,111			
TOTAL JUST VALUE		366,942			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		350,001			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13036	NEW CONSTR	3,000	06/01/2004
B12745	NEW CONSTR	160,546	05/01/2004
R6111	REPAIR/RRF	8,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0676	10/25/2004	WD	Q	I		168,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: KRAUSE WM JOSEPH &						
1176/0863	9/30/2003	WD	U	V	19	261,000
GRANTOR: BKS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004;ORIG=0,0] W19 S14 S10 W41 S36 E23 E19 N20 E18 N40 \$												
FGR=[YR=2004;ORIG=-18,60] E18 N20 W18 S20 \$												
USP=[YR=2005;ORIG=-19,14] W24 S10 E24 N10 \$												
FOP=[YR=2004;ORIG=-37,60] S1 E8 N1 W8 \$												
PTO=[YR=2026;ORIG=-19,0] W24 S14 E24 N14 \$												

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								