



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8024.00
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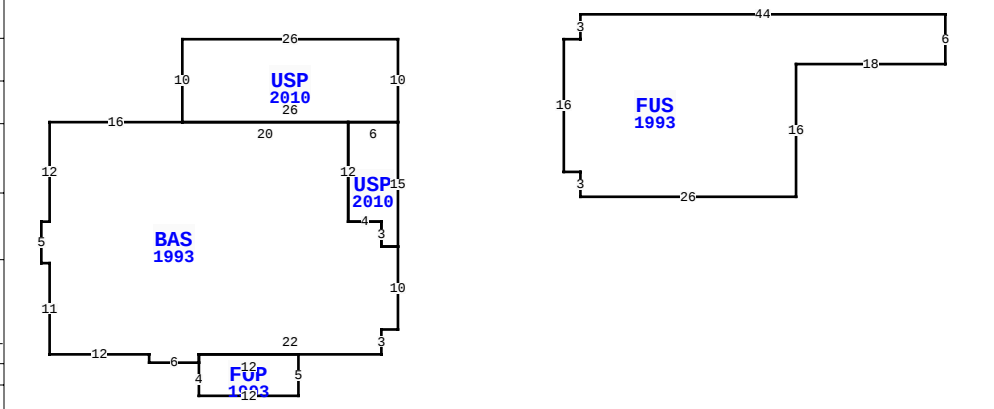
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,103	100	1993	1,103	125,384
FOP	60	30	1993	18	2,047
FUS	712	100	1993	712	80,937
USP	78	30	2010	23	2,614
USP	260	30	2010	78	8,867

TOTALS	2,213			1,934	219,848
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	100	32	13	416.00	SF	13.00
3	1242	WD DECK A	0	100	27	16	432.00	SF	10.00
4	1242	WD DECK A	0	100	20	16	320.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	94.9032	131.92	255,133	1992	1997	0	0	0	13.83	86.17
1 SNGL FAM 100% - 2016					Heated Area: 1815				HX Base Yr 2016			



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

54609 CRAVEY RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF													
2,586													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	219,848		
TOTAL MARKET OB/XF VALUE	2,586		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	272,434		
SOH/AGL Deduction	133,233		
ASSESSED VALUE	139,201		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	87,790		
TOTAL JUST VALUE	272,434		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	266,596		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R14548	REPAIR/RRF	10,176	08/04/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1994/1119	7/27/2015	SW	U	I	12	118,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: FARMER TOMMY W & KE							
1975/0436	4/20/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2010] W26 S10 BAS=[YR=1993] W16 S12 W1 S5 E1 S11 E12 S1 E6 FOP=[YR=1993] S4 E12 N5 W12 S1 \$ N1 E22 N3 E2 N10 USP=[YR=2010] N15 W6 S12 E4 S3 E2 \$ W2 N3 W4 N12 W20 \$ E26 N10 \$ PTR= E20 FUS=[YR=1993] E2 N3 E44 S6 W18 S16 W26 N3 W2 N16 \$ W20 \$.									