

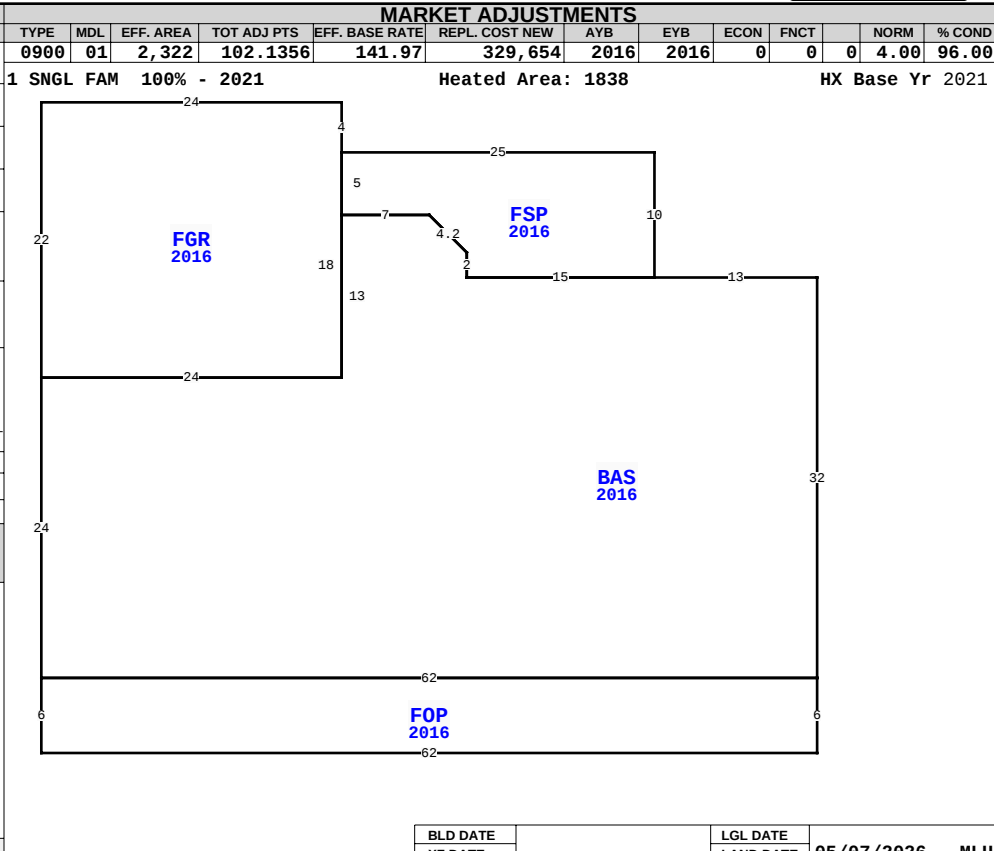


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2016	1,838	250,503
FGR	528	55	2016	290	39,524
FOP	372	30	2016	112	15,265
FSP	205	40	2016	82	11,176
TOTALS	2,943			2,322	316,468

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0680	POLE SHED



56205 DAVIS RD, CALLAHAN				XF DATE				LAND DATE		05/01/2026		MLU	
				INC DATE				AG DATE		02/26/2025		KBA	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
4,500.00	SF	10.00	10.00	100	2024	2022		93	41,850				

LAND DESCRIPTION			TOTAL OB/XF 41,850												
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
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	17.63	AC		1.00	1.00	1.00	14,600.00
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	750.00
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	200.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	14,600.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		316,468			
TOTAL MARKET OB/XF VALUE		41,850			
TOTAL LAND VALUE - MARKET		447,198			
TOTAL MARKET VALUE		619,966			
SOH/AGL Deduction		194,347			
ASSESSED VALUE		425,619			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		374,208			
TOTAL JUST VALUE		805,516			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		810,311			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531420	CO ISSUED	0	10/19/2016
B1531420	NEW CONSTR	242,771	11/01/2015
B1530787	CARPORT	11,702	07/01/2015
E24184	NEW CONSTR	0	12/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2407/0696	11/09/2020	WD	Q	I	01
GRANTOR: GLENDOLYN FAYE UYTHOV					
GRANTEE: FERGUSON HEATHE JOS					
2120/1809	5/17/2017	WD	U	I	11
GRANTOR: UYTHOVEN GLENDOLYN F					
GRANTEE: GLENDOLYN FAYE UYTH					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2016] W13 FSP=[YR=2016] N10 W25 FGR=[YR=2016] N4 W24 S22 E24 N18\$ S5 E7 D3 R3 S2 E15\$ W15 N2 U3 L3 W7 S13 W24 S24 FOP=[YR=2016] S6 E62 N6 W62\$ E62 N32\$.															