



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	4	100
Stories	0	0 100
Units	0	0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 05

NEIGHBORHOOD/LOC 4001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	67,672
BAS	288	100	1994	288	29,003
BAS	264	100	2014	264	26,585
PTO	28	5	2014	1	101

TOTALS	1,252			1,225	123,361
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20	16		293.00	SF 6.50	100	1970
2	0812	CONCRETE C	0	0	0	0		1,026.00	SF 4.00	100	2002
3	6001	ROLLUP DR	0	0	0	0		1.00	UT 400.00	100	2002
4	6002	EL ROLL DR	0	0	0	0		1.00	UT 900.00	100	2002
5	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	100	2002
6	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	100	2002
7	9001	CANTANR 40	0	0	45	0		1.00	UT 1,400.00	0	2001
8	9001	CANTANR 40	0	0	52	0		1.00	UT 1,400.00	0	2001
9	0812	CONCRETE C	0	0	0	0		2,417.00	SF 4.00	100	2005
10	0424	CL FNC 6'	0	0	26	0		26.00	LF 20.00	100	2011

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	43,560.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,225	89.9640	134.27	164,481	1970	2000	0	0	25.00	75.00
1 OFFICE 0% - 0 Heated Area: 1224 HX Base Yr											
11 24 BAS 2014 28 24 BAS 1993 12 24 BAS 1994 4 PTO 2014											

451644 SR 200, CALLAHAN	BLD DATE 11/04/2014 DC	LGL DATE 05/11/2026 DC
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 16,038											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20	16		293.00	SF 6.50	100	1970
2	0812	CONCRETE C	0	0	0	0		1,026.00	SF 4.00	100	2002
3	6001	ROLLUP DR	0	0	0	0		1.00	UT 400.00	100	2002
4	6002	EL ROLL DR	0	0	0	0		1.00	UT 900.00	100	2002
5	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	100	2002
6	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	100	2002
7	9001	CANTANR 40	0	0	45	0		1.00	UT 1,400.00	0	2001
8	9001	CANTANR 40	0	0	52	0		1.00	UT 1,400.00	0	2001
9	0812	CONCRETE C	0	0	0	0		2,417.00	SF 4.00	100	2005
10	0424	CL FNC 6'	0	0	26	0		26.00	LF 20.00	100	2011

TOTAL OB/XF 16,038											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	43,560.00	SF	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		171,101	
TOTAL MARKET OB/XF VALUE		16,484	
TOTAL LAND VALUE - MARKET		185,130	
TOTAL MARKET VALUE		372,715	
SOH/AGL Deduction		120,574	
ASSESSED VALUE		252,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,141	
TOTAL JUST VALUE		372,715	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035483	REPAIR/RRF	2,000	10/01/2003
B0210330	NEW CONSTR	48,510	10/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2151/0337	10/10/2017	WD Q	I	01	
GRANTOR: ED'S COMFORT SOLUTION					
GRANTEE: VALLENCOURT CONSTRU					
1715/1604	12/17/2010	WD U	I	30	
GRANTOR: EDWARDS MICHAEL W					
GRANTEE: ED'S COMFORT SOLUTI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W12 BAS=[YR=1993] W28 BAS=[YR=2014] W11S24E11N24\$ S24E28 N24\$S24 E12 PTO=[YR=2014] E4N7W4S7\$ N24\$.											



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

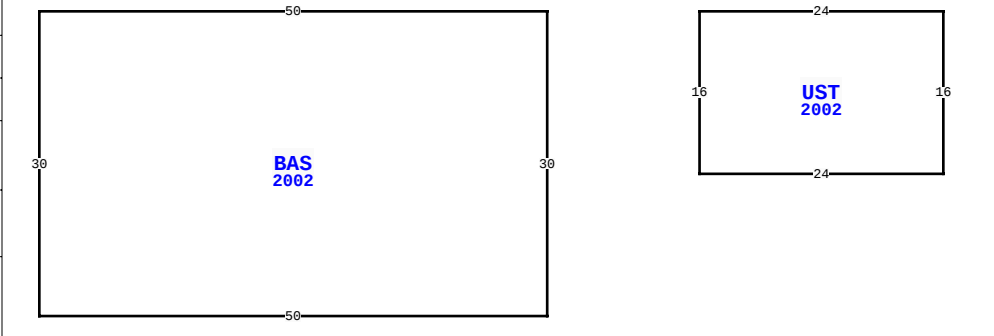
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2002	1,500	42,323
UST	384	50	2002	192	5,417
TOTALS	1,884			1,692	47,740

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
11	0464	FNC GT 10'	0	0	10	0		1.00	UT 350.00	350.00	100	2011	3	76	266	
12	0422	CL FNC 4'	0	0	10	0		10.00	LF 15.00	15.00	100	1970	3	20	30	
13	0422	CL FNC 4'	0	0	50	0		50.00	LF 15.00	15.00	100	1970	3	20	150	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	1,692	83.6640	39.74	67,240	2002	2002	0	0	29.00	71.00
2 STOR WAREH 0% - 0 Heated Area: 1500 HX Base Yr											



BLD DATE	11/04/2014	DC	LGL DATE	
XF DATE			LAND DATE	05/11/2026
INC DATE			AG DATE	DC

451644 SR 200, CALLAHAN											
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NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		171,101			
TOTAL MARKET OB/XF VALUE		16,484			
TOTAL LAND VALUE - MARKET		185,130			
TOTAL MARKET VALUE		372,715			
SOH/AGL Deduction		120,574			
ASSESSED VALUE		252,141			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		252,141			
TOTAL JUST VALUE		372,715			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		313,883			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2151/0337	10/10/2017	WD	Q	I	01	225,500	
GRANTOR: ED'S COMFORT SOLUTION							
GRANTEE: VALLENCOURT CONSTRU							
1715/1604	12/17/2010	WD	U	I	30	235,000	
GRANTOR: EDWARDS MICHAEL W							
GRANTEE: ED'S COMFORT SOLUTI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W50 S30 E50 N30 \$ PTR= E15 UST=[YR=2002] E24 S16 W24 N16 \$ W15 \$.									