

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,476	100	2017	3,476	516,702
FGR	602	55	2017	331	49,203
FOP	320	30	2017	96	14,270
FSP	525	40	2017	210	31,216
FST	32	55	2017	18	2,676
FUS	452	100	2017	452	67,189
STP	24	10	2017	2	297
STR	42	10	2017	4	595

TOTALS	5,473			4,589	682,148
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,589	93.0348	154.44	708,725	2017	2017	0	0	3.75	96.25

1 SFR CUST 100% - 2020 Heated Area: 3928 HX Base Yr 2020

Site map showing property boundaries and various features labeled with codes and years: FGR 2017, FST 2017, FSP 2017, FUS 2017, STR 2017, BAS 2017, FOP 2017, STP 2017.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	03/28/2025

55025 COUNTRREE LIFE WAY, CALLAHAN MLU KBA

NASSAU COUNTY PROPERTY										PAGE 1 of 3				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE										818,799				
TOTAL MARKET OB/XF VALUE										49,440				
TOTAL LAND VALUE - MARKET										251,300				
TOTAL MARKET VALUE										963,900				
SOH/AGL Deduction										285,324				
ASSESSED VALUE										678,576				
TOTAL EXEMPTION VALUE					HX HB					51,411				
BASE TAXABLE VALUE										627,165				
TOTAL JUST VALUE										1,119,539				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,123,455				

[illegible]

[illegible]