



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

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	1,420	100	2018	1,420	186,224
FGR	1,580	55	2018	869	113,964
FOP	850	30	2018	255	33,442
STR	72	10	2019	7	918
UAT	1,250	10	2019	125	16,393

TOTALS	5,172			2,676	350,940
--------	-------	--	--	-------	---------

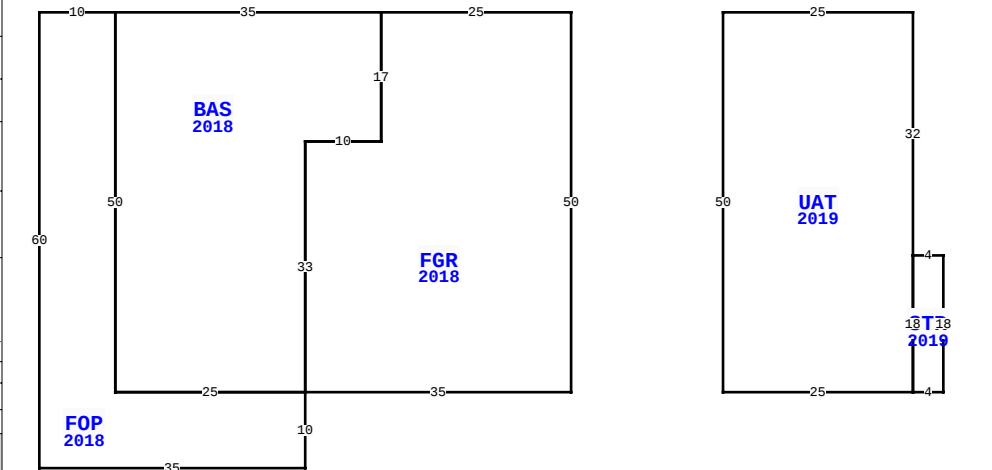
EXTRA FEATURES

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
4	1242	WD DECK A	0	100	10	18	180.00	SF	10.00	10.00	100	2020	2020	3	82	1,476	
5	0680	POLE SHED	1	100	50	20	1,000.00	SF	10.00	10.00	100	2024	2023	03	95	9,500	
6	0680	POLE SHED	1	100	16	8	128.00	SF	10.00	10.00	100	2024	2020	03	87	1,114	

LAND DESCRIPTION

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		OR	0.00	0.00	10.32	AC		1.00	1.00	1.00	20,000.00	20,000.00	206,300							

MARKET ADJUSTMENTS												HEATED AREA: 1420				HX Base Yr 2019			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0900	01	2,676	97.7664	135.90	363,668	2018	2018	0	0	0	3.50	96.50							
1 SNGL FAM 100% - 2019																			



55060 COUNTREE LIFE WAY, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2026 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		350,940	
TOTAL MARKET OB/XF VALUE		59,590	
TOTAL LAND VALUE - MARKET		206,300	
TOTAL MARKET VALUE		616,830	
SOH/AGL Deduction		191,118	
ASSESSED VALUE		425,712	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		374,301	
TOTAL JUST VALUE		616,830	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		589,966	

SFR IS BARNDOMINIUM
POLE SHED (50X20) NEXT TO SFR
(20X50) 1000 SQFT CARPORT/ LEAN TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306232	CARPORT	33,240	05/12/2023
2003448	SWIM POOL	30,000	04/22/2020
17005470	CO ISSUED	0	03/14/2018
17005470	NEW CONSTR	404,432	09/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2689/711	1/17/2024	WD U	I	I	11	100	

GRANTOR: PHILLIPS DOUGLAS K &
GRANTEE: PHILLIPS JOINT REVO
2102/1240 2/11/2017 WD U V 11 100
GRANTOR: WILLIAMS JOHNNY C & K
GRANTEE: PHILLIPS DOUGLAS K

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W25 BAS=[YR=2018] W35 FOP=[YR=2018] W10 S60 E35
N10 W25 N50\$ S50 E25 N33 E10 N17\$ S17 W10 S33 E35 N50\$
PTR=E20 UAT=[YR=2019] E25 S32 STR=[YR=2019] E4 S18 W4 N18\$
S18 W25 N50\$ W20\$.