



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
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	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	1,974	100	1993	1,974	179,803
BAS	425	100	2010	425	38,711
FOP	88	30	1993	26	2,368
STP	10	10	2010	1	91
UOP	474	20	2022	95	8,653
TOTALS	2,971			2,521	229,627

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
3	0940	SHEDS/PORT	0	100	20	18	360.00	SF	30.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
8	0680	POLE SHED	0	100	12	7	84.00	SF	10.00
10	0510	GARAGE WD-	0	100	45	30	1,350.00	SF	35.00

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		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
0100	01	2,521	111.9360	117.53	296,293	1974	1995	0	0
1 SINGLE FAM 100% - 1999 Heated Area: 2399 HX Base Yr 1999									
55157 EDEN PL, CALLAHAN									

TOTAL OB/XF									
76,012									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
3	0940	SHEDS/PORT	0	100	20	18	360.00	SF	30.00
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TOTAL OB/XF									
76,012									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					229,627				
TOTAL MARKET OB/XF VALUE					76,012				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					355,639				
SOH/AGL Deduction					151,962				
ASSESSED VALUE					203,677				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					152,266				
TOTAL JUST VALUE					355,639				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					329,676				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984905	SWIM POOL	500	06/01/1998

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0820/1328		1/26/1998	WD	U	I	21	85,000		
GRANTOR: THOMAS SIDNEY & JOYCE									
GRANTEE: FREEBURN CLAUD JR &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W16 BAS=[YR=1993] N18 W16 UOP=[YR=2022] W27 S18 E20 N2 E6 S2 E1 N18\$ S18W1 N2 W6 S2 W20 N14 W16 S39 E29 FOP=[YR=1993] S8 E3 STP=[YR=2010] S2 E5 N2 W5\$ E8 N8 W11 \$E29 N25E1\$ W1 S25 E17 N25\$.									