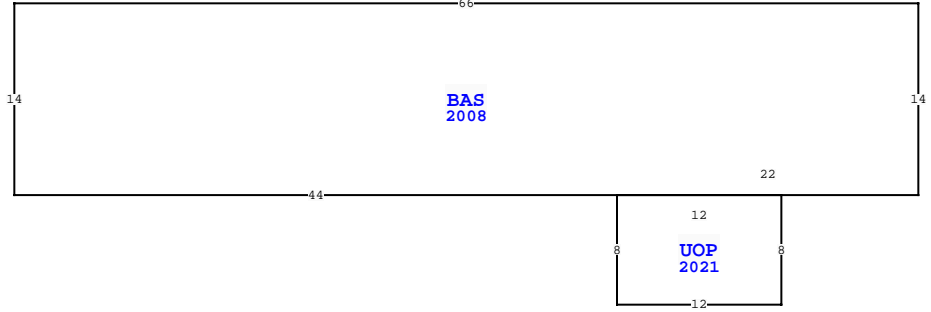


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	948	135.8400	95.09	90,145	1995	2000	0	0	52.00	48.00		
1 M/H 94+ - 0% - 0 Heated Area: 924 HX Base Yr													



Quality	05	Quality Level 05		
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA	08		
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	42,174
UOP	96	25	24	1,095
TOTALS	1,020		948	43,270

36227 FAIRVIEW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

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
3	0940	SHEDS/PORT	0	0	16	10			30.00	100	1997	1997	3	20	960	
4	1242	WD DECK A	0	0	0	0			10.00	100	1998	1998	3	20	648	
5	0751	UOP	0	0	8	6			10.00	100	2015	2015	3	81	389	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			43,270
TOTAL MARKET OB/XF VALUE			1,997
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			125,267
SOH/AGL Deduction			39,264
ASSESSED VALUE			86,003
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,003
TOTAL JUST VALUE			125,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0436	5/11/2016	WD	U	I	37	55,000
GRANTOR: BROCK CHADWICK						
GRANTEE: RAY RICHARD C & DAR						
2026/0617	1/27/2016	WD	U	I	37	31,000
GRANTOR: KLEIN RUSSELL A						
GRANTEE: BROCK CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W66 S14 E44 UOP=[YR=2021] S8 E12 N8 W12\$ E22 N14\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							