TRACT 8
IN OR 2585/1864
CRAVEY SUB UNR

SANCHEZ RAFAEL &/GARRIGA ANGELICA PACHECO
1830 BENNETT AVE APT 236
DALLAS, TX 75206

2023

03-1N-25-2750-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

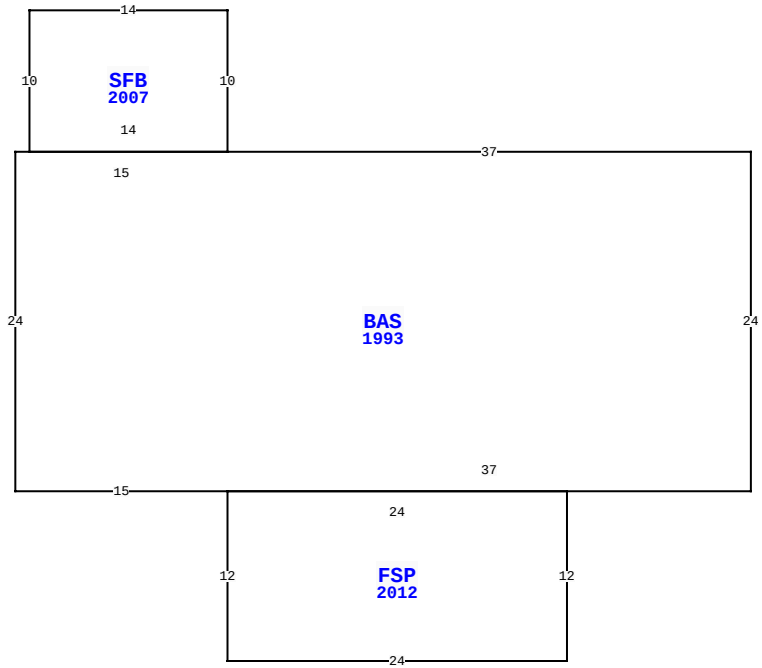
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	96,480
FSP	288	60	173	13,374
SFB	140	80	112	8,658
TOTALS	1,676		1,533	118,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,533	139.9200	90.95	139,426	1984	2015	0	0	0	15.00	85.00

1 M/H 93- – 0% - 2023 Heated Area: 1360 HX Base Yr



54360 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0812	CONCRETE C	0	0	0	0	1,398.00	SF	4.00	4.00	100	2006	2006	3	88	4,921	
3	0940	SHEDS/PORT	0	0	12	24	288.00	SF	21.30	21.30	100	1992	1992	3	20	1,227	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	8.50	8.50	100	2006	2006	3	31	949	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	118,512
TOTAL MARKET OB/XF VALUE	9,197
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	171,459
SOH/AGL Deduction	0
ASSESSED VALUE	171,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,459
TOTAL JUST VALUE	171,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,347

BLDG:1:6: 8/2022KW: EYB ADJSTD FOR EXTENSIVE REMOD
BLDG:1:3: RP: 223914 & 223915
XFOB:5:1: ALUMN CRPT OVER CC DRIVEWAY
XFOB:3:1: ALUMN STRG ADJSTD WD FLOOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18222	CARPORT	5,670	07/01/2006
5607	REPAIR/RRF	1,000	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1864	8/22/2022	WD	Q	I	01	215,000
GRANTOR: RUBASHKA VLADISLAV						
GRANTEE: SANCHEZ RAFAEL & AN						
2465/0281	5/20/2021	WD	Q	I	01	85,000
GRANTOR: PERSONETTE MARY L						
GRANTEE: RUBASHKA VLADISLAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 SFB=[YR=2007] N10 W14 S10 E14$ W15 S24 E15
FSP=[YR=2012] S12 E24 N12 W24$ E37 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,197

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							

REVIEW DATE 08/24/2022 BY KWA Total Acres: 1.25 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/02/2023 BY SYS