

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																				VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 12,000 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 47,000 SOH/AGL Deduction 14,846 ASSESSED VALUE 32,154 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,154 TOTAL JUST VALUE 47,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,500															
DOR CODE 0001 VAC W/XFOB																				PERMIT NUM 8506				DESCRIPTION MH MOVE-ON				AMT 7,000				ISSUED 04/12/1991			
MAP NUM																																			
NEIGHBORHOOD/LOC 8026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
					TOTALS										BLD DATE					LGL DATE															
					EXTRA FEATURES										XF DATE					LAND DATE															
					54400 HURST RD, CALLAHAN										INC DATE					AG DATE															
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	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000																				
4	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000																				
																	TOTAL OB/XF 12,000																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																		
REVIEW DATE 09/28/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0972/0490	2/26/2001	WD U	I	I	01	100
GRANTOR: CARROLL WILFORD D & M						
GRANTEE: CARROLL JODY LEE &						
0563/0689	2/17/1989	WD U	I	I	10	100
GRANTOR: KILPATRICK IRIS J						
GRANTEE: CARROLL WILFORD D						

BUILDING NOTES

BUILDING DIMENSIONS