BLOCK 3 LOT 27
IN OR 1966/163
2004 PALH DW/MH

VARGAS TAMMY
6601 CHARLES TRAIL
MCKINNEY, TX 75072

2023

16-1N-25-2912-0003-0270

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	06	Quality Level 06

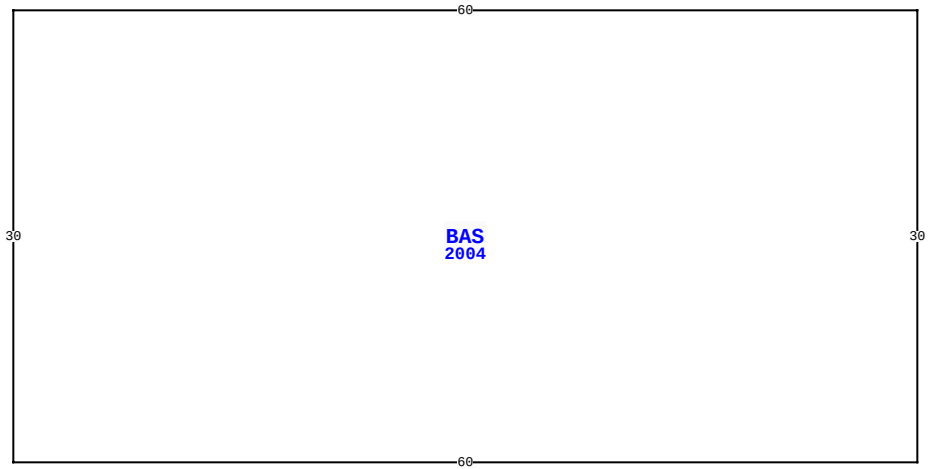
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	109,338
TOTALS	1,800		1,800	109,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	154.9600	108.47	195,246	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



44312 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	109,338
TOTAL MARKET OB/XF VALUE	1,104
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	160,442
SOH/AGL Deduction	42,184
ASSESSED VALUE	118,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,258
TOTAL JUST VALUE	160,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E12467	NEW CONSTR	0	03/01/2004
MH	MH MOVE-ON	0	02/01/2004
P7624	NEW CONSTR	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0163	3/05/2015	QC	U	I	11	100
GRANTOR: HART JOYCE						
GRANTEE: VARGAS TAMMY						
0541/1103	4/28/1988	WD	Q	I		47,500
GRANTOR: KELLER GLORIA						
GRANTEE: HART HARRY EDWIN						

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
3	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,104

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS