

[illegible]

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2503

MOD METAL 100
GABLE/HIP 100

Roof Cover
Interior Wall

1201

MODULAR MT 100
MINIMUM 100

Interior Floo
Interior Floo

0103

NONE 50
CONC FINSH 50

Air Condition
Heating Type

0101

NONE 100
NONE 100

Bedrooms
Bathrooms
Frame

0 100
0 100
WOOD FRAME 100

Stories
Units
Occupancy

1.00
0 100
00

1. 100
0 100
NONE 100

Quality

06

Quality Level 06

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

FSP

408

40

163

1,374

UCP

900

20

180

1,517

UST

192

45

86

725

TOTALS

1,500

429

3,614

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

860001

429

70.2075

16.85

7,229

1985

1990

0

0

0

50.00

50.00

2 BARNs - 0% - 2022

Heated Area: 0

HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45004 LAUREL LN, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

45004 LAUREL LN, CALLAHAN

LDN

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

LAND DESCRIPTION

TOTAL OB/XF

0

LDN

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

04/30/2021

BY

KB

Total Acres: 1.65

Total Land Value: 57,750

Market: 0

Agricultural: 0

Common: 57,750

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

148,695

12,494

57,750

218,939

36,582

182,357

42,898

139,459

218,939

0

169,974

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2401/0461

10/06/2020

QC

U

V

11

100

GRANTOR: WAGNER PAUL R & CONST

GRANTEE: HARPER GLENN C & JU

2398/0179

10/06/2020

QC

U

I

11

100

GRANTOR: WAGNER PAUL R & CONST

GRANTEE: HARPER GLENN C & JU

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W12 UCP=[YR=2020] W18 S50 E18 UST=[YR=2020] E12 N16 W12 S16\$ N50\$ S34 E12 N34\$.