



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	106,130
FOP	72	30	22	1,952
FST	104	55	57	5,058
UCP	520	20	104	9,228
TOTALS	1,892		1,379	122,368

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
1	1243	WD DECK F	0 100	14	12	168.00	SF	8.00	8.00	100	1987	1987	3
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1989	1989	3

LAND DESCRIPTION													
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
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.03	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,379	119.1840	107.56	148,325	1987	1987		0	0	17.50	82.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1196 HX Base Yr													
35247 WELCOME LN, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU													

TOTAL OB/XF													
1,421													

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1,421													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			122,368
TOTAL MARKET OB/XF VALUE			1,421
TOTAL LAND VALUE - MARKET			60,900
TOTAL MARKET VALUE			184,689
SOH/AGL Deduction			98,497
ASSESSED VALUE			86,192
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			36,192
TOTAL JUST VALUE			184,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3698	N/A	2,808	11/06/1986
1950	N/A	2,500	11/06/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0534/0159	12/30/1987	WD	U	V		30,000	
GRANTOR: HOPPER GROVER C							
GRANTEE: NELSON CURTIS							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FST=[YR=1993] W4 UCP=[YR=1993] W20 BAS=[YR=1993] W46 S26 E16 FOP=[YR=1993] S6 E12 N6 W12 \$ E30 N26 \$ S26 E20 N26 \$ S26 E4 N26 \$.							

OTHER ADJUSTMENTS AND NOTES													