

BLK 1 LOT 3
IN OR 2294/1046 (EX PT IN
OR 1248/1341 & OR 1738/1579)

CERVANTES JOSE M & DIANA
6211 NOLLAR RD
WHITMORE LAKE, MI 48189

2023

24-1N-24-0750-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2,008	187,363
BAS	462	100	462	43,108
FGR	960	55	528	49,266
FOP	90	30	27	2,519
FOP	180	30	54	5,039
FSP	230	40	92	8,584

TOTALS 3,930 3,171 295,880

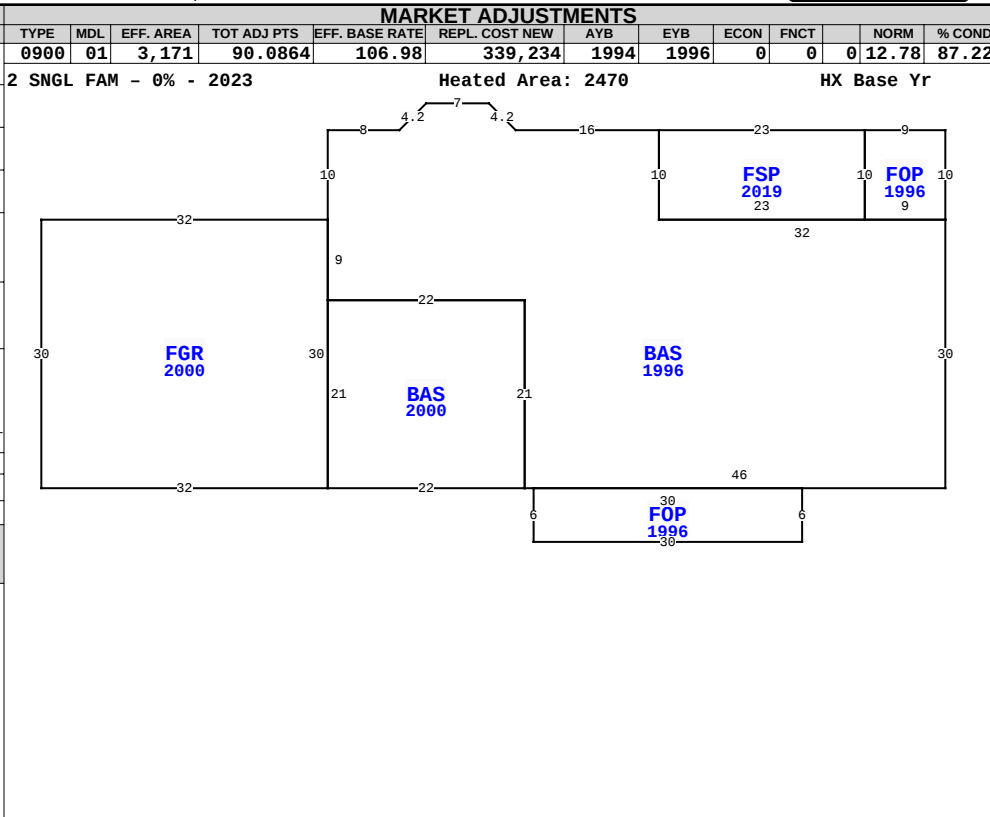
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	38	26	988.00	SF	5.20	5.20	100	2019	2019	3	99	5,086	
2	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	20	2000	2000	3	20	2,400	
9	0810	CONCRETE A	0	0	29	6	174.00	SF	6.50	6.50	100	2000	2000	3	80	905	
10	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	100	2000	2000	3	20	1,022	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	7.31	AC		1.00	1.00	1.00	16,000.00	16,000.00	116,960							

REVIEW DATE 05/07/2021 BY TW



43146 EVADA ST, CALLAHAN

BLD DATE 10/10/2013 KK LGL DATE 05/24/2023 MLU

XF DATE INC DATE LAND 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
1	0811	CONCRETE B	0	0	38	26	988.00	SF	5.20	5.20	100	2019	2019	3	99	5,086	
2	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	20	2000	2000	3	20	2,400	
9	0810	CONCRETE A	0	0	29	6	174.00	SF	6.50	6.50	100	2000	2000	3	80	905	
10	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	100	2000	2000	3	20	1,022	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	7.31	AC		1.00	1.00	1.00	16,000.00	16,000.00	116,960							

REVIEW DATE 05/07/2021 BY TW

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,822	
TOTAL MARKET OB/XF VALUE		9,413	
TOTAL LAND VALUE - MARKET		116,960	
TOTAL MARKET VALUE		446,195	
SOH/AGL Deduction		0	
ASSESSED VALUE		446,195	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		446,195	
TOTAL JUST VALUE		446,195	
NCON VALUE		329,236	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011633	GARAGE	28,980	12/21/2020
B24875	ADDITION	2,500	07/01/2011
C5338	CO ISSUED	0	05/02/2011
M16108	H/AC	0	04/01/2011
M16108	H/AC	0	04/01/2011
P14741	NEW CONSTR	0	04/01/2011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011633	GARAGE	28,980	12/21/2020
B24875	ADDITION	2,500	07/01/2011
C5338	CO ISSUED	0	05/02/2011
M16108	H/AC	0	04/01/2011
M16108	H/AC	0	04/01/2011
P14741	NEW CONSTR	0	04/01/2011

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1996] W9 FSP=[YR=2019] W23 BAS=[YR=1996] W16 U3 L3 W7 D3 L3 W8 S10 FGR=[YR=2000] W32 S30E32 BAS=[YR=2000] E22 N21 W22 S21 \$N30 \$ S9 E22 S21 E1 FOP=[YR=1996] S6 E30 N6 W30 \$ E46 N30 W32 N10\$ S10 E23 N10\$ S10 E9 N10\$.									

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1996] W9 FSP=[YR=2019] W23 BAS=[YR=1996] W16 U3 L3 W7 D3 L3 W8 S10 FGR=[YR=2000] W32 S30E32 BAS=[YR=2000] E22 N21 W22 S21 \$N30 \$ S9 E22 S21 E1 FOP=[YR=1996] S6 E30 N6 W30 \$ E46 N30 W32 N10\$ S10 E23 N10\$ S10 E9 N10\$.									

PRINTED 08/02/2023 BY SYS

CERVANTES JOSE M & DIANA
6211 NOLLAR RD
WHITMORE LAKE, MI 48189

24-1N-24-0750-0001-0030

[illegible]