

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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,039	100	1,039	130,311
FOP	280	30	84	10,535
FUS	560	100	560	70,234
UOP	280	20	56	7,024

TOTALS	2,159		1,739	218,104
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1993
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
3	0680	POLE SHED	0 100	7	3	21.00	SF	10.00	10.00	100	2006
7	0812	CONCRETE C	0 100	0	0	3,176.00	SF	3.00	3.00	100	1995
8	0855	CONC PAVER	0 100	24	18	432.00	SF	7.50	7.50	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,739	115.4250	137.07	238,365	1994	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2023 Heated Area: 1599 HX Base Yr 2023											
UOP 1994 FUS 1994 BAS 1994 FOP 1994											

35236 NANCY RD, CALLAHAN											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

TOTAL OB/XF											
16,636											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	218,104		
TOTAL MARKET OB/XF VALUE	16,636		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	274,740		
SOH/AGL Deduction	0		
ASSESSED VALUE	274,740		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	219,740		
TOTAL JUST VALUE	274,740		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,272		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19225	ADDITION	11,880	12/01/2006
93039	NEW CONSTR	6,000	11/11/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/1416	5/04/2022	WD	Q	I	01	342,300	
GRANTOR: GARCIA JOHN C & CAROL							
GRANTEE: PRATT ANGELINA SABI							
2014/1739	11/11/2015	WD	Q	I	02	200,000	
GRANTOR: HARDY JOHN S & RITA J							
GRANTEE: GARCIA JOHN C & CAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1994] W35 S8 BAS=[YR=1994] S3 W2 S12 E2 S14											
FOP=[YR=1994] S8 E35 N8 W35\$ E35 N29 W35\$ E35 N8\$ PTR= E15											
FUS=[YR=1994] E28 S4 E4 S15 W4 S4 W12 N9 W16 N14\$ W15\$.											