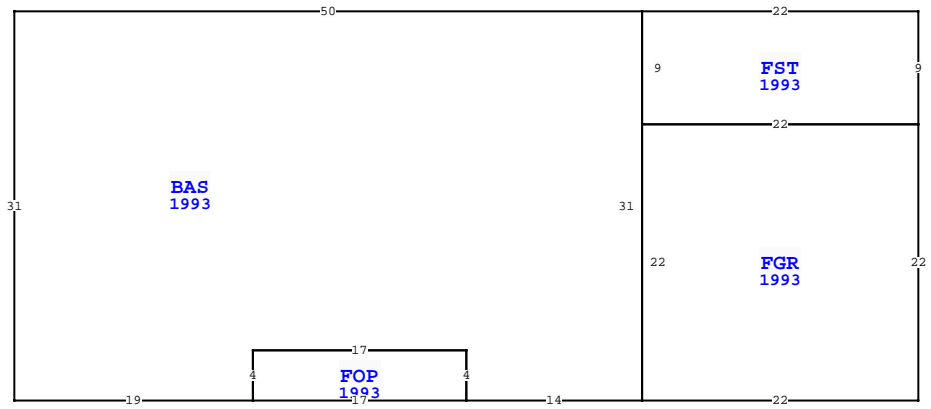


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,877	128.4780	152.57	286,374	1970	1995	0	0	22.75	77.25		
1 SNGL FAM - 0% - 2023 Heated Area: 1482 HX Base Yr													



Quality		02	Quality Level 02	
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	1,482	100	1,482	174,669
FGR	484	55	266	31,351
FOP	68	30	20	2,357
FST	198	55	109	12,847
TOTALS	2,232		1,877	221,224

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	0810	CONCRETE A	0	0	0	240.00	SF	6.50	6.50	100	1980	1980	3	35	546	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1970	1970	3	31.2	624	

35109 NANCY RD, CALLAHAN													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			221,224
TOTAL MARKET OB/XF VALUE			1,170
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			262,394
SOH/AGL Deduction			0
ASSESSED VALUE			262,394
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			262,394
TOTAL JUST VALUE			262,394
NCON VALUE			222,394
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0108	1/11/2023	WD	Q	I	01	340,000
GRANTOR: HEWETT DOUGLAS SHAW &						
GRANTEE: NELSON HALSTON STEV						
1750/0574	8/04/2011	WD	U	I	19	100
GRANTOR: HEWETT JOLINE SHAW						
GRANTEE: HEWETT JOLINE SHAW						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W50 S31 E19 FOP=[YR=1993] E17 N4 W17S4\$ N4 E17 S4 E14 FGR=[YR=1993] E22 N22 FST=[YR=1993] N9 W22 S9E22\$ W22S22\$ N31\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	000100	C	SFR	0	0006	RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							