



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 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	8001	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,852	100	3,852	424,793
FEP	450	80	360	39,700
FGR	1,035	55	569	62,749
FOP	63	30	19	2,095
FOP	276	30	83	9,153
FOP	288	30	86	9,484
FST	99	55	54	5,955
FST	150	55	82	9,043
FUS	1,438	100	1,438	158,581
TOTALS	7,651		6,543	721,552

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
1	1127	BRICK 8"	0	100	27	4	108.00	SF	11.00	11.00	100	2000	2000
2	0812	CONCRETE C	0	100	0	0	10,467.00	SF	4.00	4.00	100	2000	2000
3	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	2001	2001

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.44	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		
0500	01	6,543	92.6820	132.07	864,134	2000	2000	0	0	0	16.50	83.50	
1 SFR CUST - 100% - 2001 Heated Area: 5290 HX Base Yr 2001													
35121 KAREN RD, CALLAHAN													
BLD DATE: 05/18/2023 MLU													
XF DATE: AG DATE:													
INC DATE:													

TOTAL OB/XF													
41,174													

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		846,035	
TOTAL MARKET OB/XF VALUE		41,174	
TOTAL LAND VALUE - MARKET		79,920	
TOTAL MARKET VALUE		967,129	
SOH/AGL Deduction		492,803	
ASSESSED VALUE		474,326	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		424,326	
TOTAL JUST VALUE		967,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		825,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006802	GARAGE	35,000	02/01/2000
B996590	NEW CONSTR	280,000	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1472	8/31/2021	WD U	I	I	11	100
GRANTOR: HAGAN DONALD G & ANN						
GRANTEE: HAGAN DONALD W & PE						
0757/1963	4/25/1996	WD Q	I			112,500
GRANTOR: SEARFOSS BARBARA EWIN						
GRANTEE: HAGAN DONALD & ANN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2000] W9 N27 FOP=[YR=2000] N8 W11 FEP=[YR=2000] W30 FOP=[YR=2000] W26 S14 E10 N3 R3 U3 E11 D3 R2 N11\$ S15 E30 N15\$ S8 R2 U3 E6 D3 R3 \$ L3 U3 W6 D3 L2 S7 W30 N5 L2 U3 W11 D3 L3 S3 W22 FGR=[YR=2000] W23 S45 E23 N45 \$ S43E11 FOP=[YR=2000] S8 E36 N8 W36 \$ E36 S10 E15 N10 E10 S1 E7 N1 E9 N21 \$ PTR= E15 FUS=[YR=2000] E8 N5 E20 S3 FST=[YR=2000] S3 E33 N3 W33 \$ S3 E33 N3 W14 N23 E29 S30 FST=[YR=2000] W25 S6 E25 N6 \$ W25 S6 W23 S1 W20 N5 W8 N7 \$ W15 \$.													

[illegible]