



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																	
Exterior Wall	05	AVERAGE 50	0100	01	3,322	90.4590	81.64	271,208	1991	1991	0	0	0	15.25	84.75	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 50	1 SINGLE FAM - 0% - 2023													Heated Area: 1584 HX Base Yr																
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist: STANDARD																
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 229,849																
Interior Wall	04	PLYWOOD 100	TOTAL MARKET OB/XF VALUE 35,189																													
Interior Floor	14	CARPET 90	TOTAL LAND VALUE - MARKET 54,000																													
Interior Floor	08	SHT VINYL 10	TOTAL MARKET VALUE 319,038																													
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 0																													
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 319,038																													
Bedrooms	3	100	TOTAL EXEMPTION VALUE 0																													
Bathrooms	2	100	BASE TAXABLE VALUE 319,038																													
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 319,038																													
Stories	2.	2. 100	NCON VALUE 0																													
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 251,283																													
Quality	02	Quality Level 02														PERMIT NUM			DESCRIPTION			AMT			ISSUED							
DOR CODE	0100	SINGLE FAMILY														3788			NEW CONSTR			30,080			12/30/1988							
MAP NUM		MKT AREA	08													5505			NEW CONSTR			1,000			11/09/1988							
NEIGHBORHOOD/LOC	8001.00														3285			NEW CONSTR			0			11/09/1988								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														2803			H/AC			3,000			11/09/1988					
FSP	240	40	96	6,642														SALES DATA														
FUS	1,200	100	1,200	83,028														OFF RECORD Number			DATE			TYPE INST			Q / V / RSN CD			SALE PRICE		
FUS	384	100	384	26,569														2602/1058			11/09/2022			WD U I			37			150,000		
UGR	720	45	324	22,417														GRANTOR: SCALLY BRENDA ET AL														
UGR	240	45	108	7,472														GRANTEE: MERLOS CONSTRUCTION														
UGR	480	45	216	14,945														2584/1786			8/09/2022			FJ U I			11			0		
UGR	600	45	270	18,681														GRANTOR: WOODLIEF THURMAN JR E														
UOP	600	20	120	8,303														GRANTEE: SCALLY BRENDA WOODL														
UOP	1,342	20	268	18,543														BUILDING NOTES														
UOP	288	20	58	4,013														BUILDING DIMENSIONS														
TOTALS	7,336		3,322	229,849														UOP=[YR=2013] W9 UOP=[YR=1993] W21 UGR=[YR=2013] W16														
EXTRA FEATURES					35002 MARY RD, CALLAHAN													UGR=[YR=1993] W24 UGR=[YR=2013] W8 UGR=[YR=2013] W20 S30 E20														
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	N30\$ S30 E8 N30\$ S30 E24 N30\$ S30 E16 N30\$ S30 W68 S8 E89														
1	0681	POLE SHED	0	0	11	70	770.00	SF	15.00	15.00	100	1986	1986	3	20	2,310		N38\$ S38 E9 N38\$ PTR=E15 UOP=[YR=1993] E12 FUS=[YR=2013] N12														
2	0811	CONCRETE B	0	0	0	0	1,248.00	SF	5.20	5.20	100	1991	1991	3	64	4,153		E32 S12 FUS=[YR=1993] E16 FSP=[YR=1993] E8 USP=[YR=1993] E10														
3	0812	CONCRETE C	0	0	0	0	3,351.00	SF	4.00	4.00	100	1992	1992	3	66	8,847		UOP=[YR=2013] E20 S30 W20 UOP=[YR=2013] S6 W48 N6 E48\$ N30\$														
4	0752	USP	0	0	10	23	230.00	SF	15.00	15.00	100	1993	1993	3	20	690		S30 W10 N30\$ S30 W8 N30\$ S30 W40 N30 E24\$ W32\$ E8 S30 W20														
5	0201	BARN WD 10	0	0	60	32	1,920.00	SF	17.00	17.00	100	1994	1994	3	23	7,507		N30\$ W15\$.														
6	0681	POLE SHED	0	0	88	16	1,408.00	SF	15.00	15.00	100	1994	1994	3	23	4,858																
7	0681	POLE SHED	0	0	0	0	1,978.00	SF	15.00	15.00	100	1994	1994	3	23	6,824																
LAND DESCRIPTION					TOTAL OB/XF 35,189																											
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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000															
REVIEW DATE 07/27/2018 BY TWX Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS																																