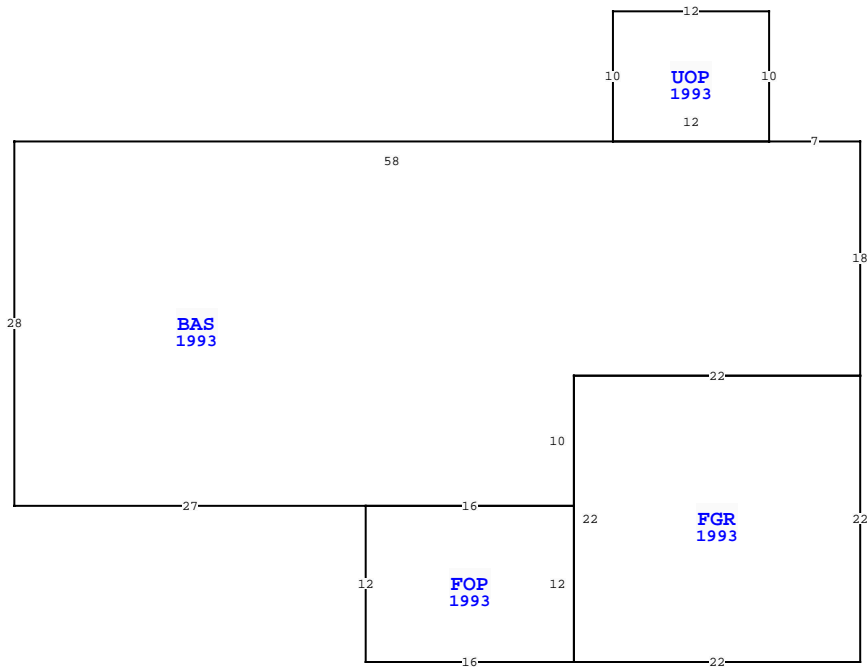




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	20	FACE BRICK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	06	DIST 1D	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	1,600	100	1,600	141,633
FGR	484	55	266	23,547
FOP	192	30	58	5,134
UOP	120	20	24	2,124
TOTALS	2,396		1,948	172,438

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,948	100.4598	119.30	232,396	1981	1986	0	0	25.80	74.20
1 SNGL FAM - 100% - 2019 Heated Area: 1600 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		172,438	
TOTAL MARKET OB/XF VALUE		20,262	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		224,200	
SOH/AGL Deduction		74,204	
ASSESSED VALUE		149,996	
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE		94,996	
TOTAL JUST VALUE		224,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0731	7/09/2021	FJ	U	I	11	0
GRANTOR: ADIN CARL H EST						
GRANTEE: ADIN SHEILA P						
0771/0227	9/17/1996	WD	U	I	01	100,000
GRANTOR: ADIN TANYA S						
GRANTEE: ADIN CARL H						

EXTRA FEATURES		35077 SHERRY RD, CALLAHAN														
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	0861	POOL GUNIT	0	100	18	34	SF	85.00	85.00	100	1985	1985	3	20	10,404	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	1986	1986	3	52	2,213	
4	0940	SHEDS/PORT	0	100	16	14	SF	30.00	30.00	100	1986	1986	3	20	1,344	
5	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2000	2000	3	55	3,062	
6	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	1985	1985	3	49.5	1,436	
TOTAL OB/XF 20,262																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W7 UOP=[YR=1993] N10 W12 S10 E12 \$ W58 S28 E27 FOP=[YR=1993] S12 E16 FGR=[YR=1993] E22 N22 W22S22 \$ N12 W16 \$ E16 N10 E22 N18 \$.											

LAND DESCRIPTION												TOTAL OB/XF 20,262												
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	100	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							