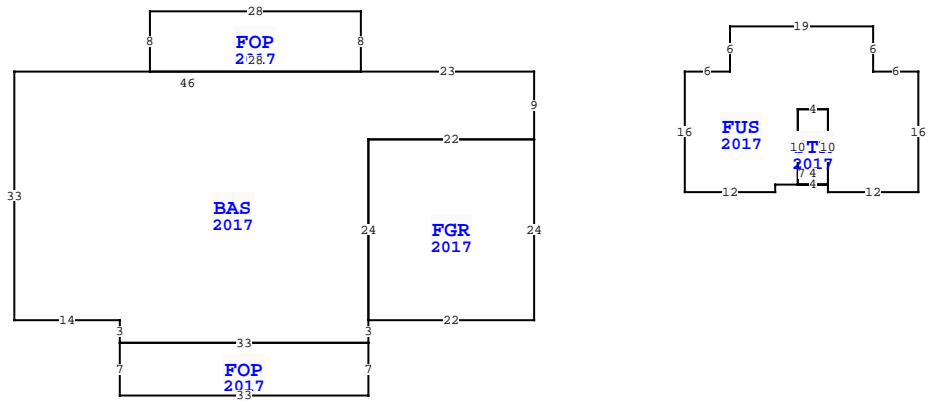


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100
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	2,921	107.5360	127.70	373,012	2017	2017	0	0	0	2.18	97.82
1 SNGL FAM - 100% - 2020 Heated Area: 2491 HX Base Yr 2020												



Quality	03 Quality Level 03			
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	1,848	100	1,848	230,845
FGR	528	55	290	36,226
FOP	224	30	67	8,369
FOP	231	30	69	8,619
FUS	643	100	643	80,321
STR	40	10	4	500
TOTALS	3,514		2,921	364,880

35150 OAK HILL LN, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
2	0811	CONCRETE B	0	100	0	732.00	SF	5.20	5.20	100	2017	2017	3	97	3,692	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			364,880
TOTAL MARKET OB/XF VALUE			7,122
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			402,002
SOH/AGL Deduction			153,041
ASSESSED VALUE			248,961
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			198,961
TOTAL JUST VALUE			402,002
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008988	CO ISSUED	0	10/12/2017
B1633424	NEW CONSTR	303,328	11/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0181	3/08/2016	QC	U	V	11	100

GRANTOR: HEMMNIGWAY FRED C
GRANTEE: PRICE CHASE J & CAS

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W23 FOP=[YR=2017] N8 W28 S8 E28\$ W46 S33 E14 S3 FOP=[YR=2017] S7 E33 N7 W33\$ E33 N3 FGR=[YR=2017] E22 N24 W22 S24\$ N24 E22 N9\$ PTR= E20 FUS=[YR=2017] E6 N6 E19 S6 E6 S16 W12 N1 STR=[YR=2017] N10 W4 S10 E4\$ W4 N10 E4 S10 W7 S1 W12 N16\$ W20\$.	

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	DPHT 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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							