

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	04	PLYWOOD	100	
Interior Floor	14	CARPET	80	
Interior Floor	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		1.5	100	
Frame	03	MASONRY	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	01	Quality Level	01	
DOR CODE	5000	IMPROVED	AG	
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2,250	184,364
FDG	720	60	432	35,398
FOP	192	30	58	4,752
TOTALS	3,162		2,740	224,514

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0900	01	2,740	85.1904	101.16	277,178	1974	1984		0	0	19.00	81.00													
1 SNGL FAM - 100% - 0 Heated Area: 2250 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/13/2023</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/13/2023		MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,222
TOTAL MARKET OB/XF VALUE			24,304
TOTAL LAND VALUE - MARKET			255,000
TOTAL MARKET VALUE			355,391
SOH/AGL Deduction			144,512
ASSESSED VALUE			210,879
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			160,879
TOTAL JUST VALUE			546,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951113	MH MOVE-ON	0	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1712	10/30/2014	QC	U	I	11	100
GRANTOR: SAULS JOHN DREW						
GRANTEE: SAULS JOHN DREW JR						
0735/0132	7/28/1995	WD	U	I	06	100
GRANTOR: SAULS JOHN & PATRICIA						
GRANTEE: SAULS JOHN DREW						

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
4	0812	CONCRETE C	0	100	0	0		3,000.00	SF	4.00				4.00	7,440
5	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00				3,500.00	2,450
6	0201	BARN WD 10	0	100	60	24		1,440.00	SF	17.00				17.00	6,854
7	0681	POLE SHED	0	100	60	30		1,800.00	SF	15.00				15.00	7,560
TOTALS														24,304	

BUILDING NOTES			
36212 PATSY LN, CALLAHAN			

BUILDING DIMENSIONS			
BAS=[YR=1993] W75 S30 E25 FOP=[YR=1993] S8 E24 N8 W24\$ E50 N30\$ PTR=E15 FDG=[YR=2019] E24 S30 W24 N30 \$ W15 \$.			

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	006000	A	PAST1/HAY	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	440.00	440.00	2,640							
4	005902	A	HARDWOOD SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,000							

