

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	04	Quality Level 04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,280	100	2,280
UOP	1,520	25	380
TOTALS	3,800		2,660
			236,848

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,660	128.4800	89.94	239,240	2022	2022	0	0	1.00	99.00
1 M/H 94+ - 100% - 2023 Heated Area: 2280 HX Base Yr 2023											
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">UOP 2022</div> <div style="position: absolute; bottom: 50%; left: 50%; transform: translate(-50%, 50%); color: blue; font-weight: bold;">BAS 2022</div> </div>											
36408 PRATT SIDING RD, CALLAHAN											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						06/16/2023		MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,752
TOTAL MARKET OB/XF VALUE			17,763
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			373,515
SOH/AGL Deduction			133,262
ASSESSED VALUE			240,253
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			190,253
TOTAL JUST VALUE			373,515
NCON VALUE			171,456
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016909	ADDITION	50,524	11/14/2022
22010553	CO ISSUED	0	07/12/2022
22008226	CARPORT	73,652	05/26/2022
22007042	MH MOVE-ON	0	05/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0266	3/22/2022	WD	Q	I	01	160,000
GRANTOR: BAGGARLEY LISA R						
GRANTEE: WALTERS LJ & NANCY						
1357/1331	10/10/2005	WD	Q	I		150,000
GRANTOR: BENNETT JAMES E & DIA						
GRANTEE: BAGGARLEY LISA R						

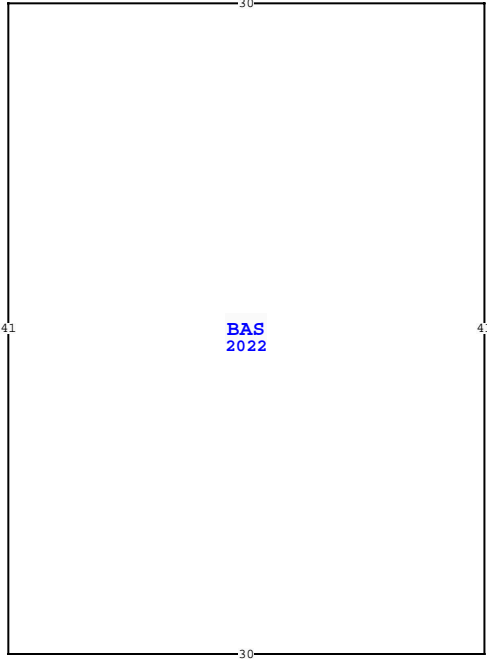
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0866	POOL FIBER	0	100	18	36		72.00	72.00	100	1985	1985	3	20	9,331	
2	0940	SHEDS/PORT	0	100	16	13	SF	13.20	13.20	100	1970	1970	3	20	549	
3	0940	SHEDS/PORT	0	100	12	10	SF	30.00	30.00	100	1986	1986	3	20	720	
4	0681	POLE SHED	0	100	0	0	SF	15.00	15.00	100	1970	1970	3	20	1,392	
5	0200	BARN WD 0-	0	100	48	24	SF	20.00	20.00	100	1990	1990	3	20	4,608	
6	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	1985	1985	3	49.5	1,163	
TOTAL OB/XF 17,763																

BUILDING NOTES											
UOP=[YR=2022] W76 S20 BAS=[YR=2022] S30 E76 N30 W76\$ E76 N20\$.											

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floor	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 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	
2												
2 GARAGE RES - 100% - 2023			Heated Area: 1230			HX Base Yr 2023						



Quality	06	Quality Level 06		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	23,904
TOTALS	1,230		1,230	23,904

NASSAU COUNTY PROPERTY			
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EXTRA FEATURES																
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36408 PRATT SIDING RD, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	06/16/2023
										INC DATE		AG DATE	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2022] W30 S41 E30 N41\$.												

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	