



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	VALUATION SUMMARY																																																																																																																																																																																																																																																																																																					
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1850/1252	3/20/2013	QC	U	I	11	100			
GRANTOR: HIGGINBOTHAM TREANA M									
GRANTEE: HIGGINBOTHAM VERNON									
1032/1889	1/25/2002	WD	U	I	23	160,000			
GRANTOR: ADAMS T W & RICHARD &									
GRANTEE: CATTAIL INVESTMENT									

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	LAND DATE	AG DATE
45003 SPURLOCK LN, CALLAHAN															05/19/2023		MLU		
1	0570	JUNK HOUSE	0	0	0	1.00	UT	500.00	500.00	100	1900	1900	3	100	500				
2	0570	JUNK HOUSE	0	0	0	1.00	UT	500.00	500.00	100	1900	1900	3	100	500				

BUILDING NOTES									

BUILDING DIMENSIONS									

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	005500	A	TIMBER 2 SI	0	0004		0.00	0.00	2.00	AC		1.00	1.00	1.00	550.00	550.00	1,100							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	34.90	AC		1.00	1.00	1.00	550.00	550.00	19,195							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	34.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	279,200							