LOT 11
IN OR 2112/1729
POINT SOUTH #2 PB 4/82 & 83

CORDELL ZACHARY/ETHRIDGE PAUL
8100 DIVEN ARCH
NORFOLK, VA 23511

2023

37-1N-25-299M-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

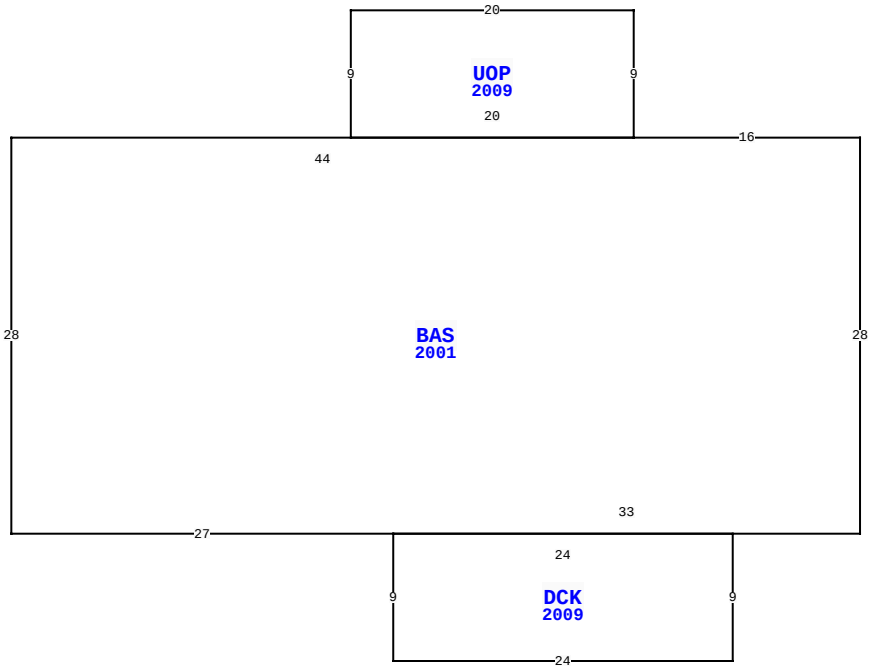
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	53,384
DCK	216	15	32	1,017
UOP	180	25	45	1,430
TOTALS	2,076		1,757	55,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,757	151.3200	105.92	186,101	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



54134 DEBRA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	55,830
TOTAL MARKET OB/XF VALUE	6,536
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	107,366
SOH/AGL Deduction	30,105
ASSESSED VALUE	77,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,261
TOTAL JUST VALUE	107,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23092	ADDITION	8,180	12/01/2009
MH992621	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/1729	4/07/2017	FJ	U	I	11	100
GRANTOR: CORDELL BRENDA T EST						
GRANTEE: CORDELL ZACHARY & P						
0840/0013	7/06/1998	QC	U	I	01	100
GRANTOR: TUCKER CECIL F						
GRANTEE: CORDELL BRENDA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 UOP=[YR=2009] N9 W20 S9 E20$ W44 S28 E27
DCK=[YR=2009] S9 E24 N9 W24$E33 N28$.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	0	24	20	480.00	SF	26.25	26.25	100	1989	1989	3	20	2,520	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
9	0940	SHEDS/PORT	0	0	12	20	240.00	SF	17.70	17.70	100	2003	2003	3	22	935	

LAND DESCRIPTION

TOTAL OB/XF 6,536

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS