

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10001FLAT 10004BUILT-UP 10004PLYWOOD 10002MIN PLYWD 9008SHT VINYL 1001NONE 10001NONE 100Bedrooms1 100Bathrooms1 100Frame02WOOD FRAME 100StoriesUnits1. 1. 1000 100BUD8 Adjustme04DIST 01 100Occupancy00NONE 100Quality01Quality Level 01DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREATYPETOTALGROSSAREAPCTOFBASETOTADJASUBAREAMARKETVALUEBAS84110084148,717UEP8460502,897UOP9020181,042TOTALES1,01590952,656EXTRA FEATURES36146 M SIKES RD, CALLAHANBLDDATEXFDATEINCDATELGLDATELANDDATEAGDATE06/13/2023MLU

MARKET ADJUSTMENTS

TYPEDMDLEFF.AREATOTADJPTEFF.BASE RATEREPL.COST NEWAYBEYBECONFNCTNORM%COND01000190984.175275.9769,057195619560023.7576.25

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE52,656TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET27,420TOTAL MARKET VALUE80,076SOH/AGL Deduction42,987ASSESSED VALUE37,089TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE12,089TOTAL JUST VALUE80,076NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE72,968SALES DATAOFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE2608/016612/13/2022WDU I 3040,000GRANTOR: CASSEL MILDRED F/K/AGRANTEE: CHENOWETH TAYLOR0754/08153/19/1996WDQ I 32,000GRANTOR: KILPATRICK WILLENE HGRANTEE: MORTON BILL SR & MIBUILDING NOTESBUILDING DIMENSIONSUOP=[YR=1993] W15 UEP=[YR=1993] W14 S6 BAS=[YR=1993] S29 E29 N29 W29\$ E14 N6\$ S6 E15 N6\$.LAND DESCRIPTIONTOTAL OB/XF0LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOTADJUNIT TYPEUNIT PRICEADJ UNIT PRICELAND VALUETOX OTHER ADJUSTMENTS AND NOTESTOTAL YTDENSITYDECLFRZYRCONSRV1000110C SFR RURAL1000005OR0.000.000.91AC1.001.001.0030,000.0030,000.0027,420REVIEW DATE06/26/2018BY TWXTotal Acres: 0.91Total Land Value: 27,420Market: 0Agricultural: 0Common: 27,420PRINTED 08/02/2023 BY SYS