

[illegible]

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0203WALL BOARD 100 GABLE/HIP 100

Roof Cover Interior Wall0107MINIMUM 100 NONE 100

Interior Floor0303CONC FINSH 100

Air Condition Heating Type0101NONE 100 NONE 100

Bedrooms Bathrooms01010100 100

Frame Stories0202WOOD FRAME 100 1. 100

Units Occupancy0000NONE 100

Quality0303Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS4001004002,411

UCP2002040241

UCP2002040241

TOTALS8004802,893

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

65000148031.900011.165,357199719970046.0054.00

3 GARAGE RES - 100% - 0Heated Area: 400HX Base Yr

UCP 2006BAS 2006UCP 2024

NASSAU COUNTY PROPERTY

PAGE 2 of 26

VALUATION BYTax Group: 6Tax Dist:

BUILDING MARKET VALUE162,180

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE197,180

SOH/AGL Deduction86,895

ASSESSED VALUE110,285

TOTAL EXEMPTION VALUEHX HB WR55,000

BASE TAXABLE VALUE55,285

TOTAL JUST VALUE197,180

NCON VALUE242

INCOME VALUE

PREVIOUS YEAR MKT VALUE189,995

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2652/19026/28/2023WDUUI11100

GRANTOR: BRIGGS GREGORY A

GRANTEE: BRIGGS GREGORY ALAN

2097/038211/26/2013WDUUUI11100

GRANTOR: HURST PATTI K

GRANTEE: HURST PATTI K & GRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W20 S20 E20 N20 \$

UCP=[YR=2006;ORIG=-20,0] W10 S20 E10 N20 \$

UCP=[YR=2024;ORIG=0,0] E10 S20 W10 N20 \$

.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE05/10/2024BYTWA

Total Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/06/2024 BY SYS

TOTAL OB/XF0

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

45606 MUSSLEWHITE RD, CALLAHAN