

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	6000 PASTURELAND 1		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,304	100	2,304
UCP	896	20	179
UCP	960	20	192
TOTALS	4,160		2,675

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
6500	01	2,675	50.7840	17.77	47,535	2018	2018	0	0	5.00	95.00														
1 GARAGE RES - 0% - 0 Heated Area: 2304 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2020</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2020		
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			04/08/2020																						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				45,158	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				166,400	
TOTAL MARKET VALUE				49,006	
SOH/AGL Deduction				0	
ASSESSED VALUE				49,006	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				49,006	
TOTAL JUST VALUE				211,558	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				212,034	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0053	7/22/2019	WD	Q	I	02	225,000
GRANTOR: TRIPP BRANDON WESLEY						
GRANTEE: EDWARDS DAVID A & S						

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
WELCH RD, CALLAHAN																

BUILDING NOTES																
BUILDING DIMENSIONS																
UCP=[YR=2019] W14 BAS=[YR=2019] W36 UCP=[YR=2019] W15 S64 E15 N64\$ S64 E36 N64\$ S64 E14 N64\$.																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	006005	A	PAST/GRAZE	0		OR	0.00	0.00	10.40	AC		1.00	1.00	1.00	370.00	370.00	3,848							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	166,400							