LOT 10 (EX S-1)
WOODLAND ESTATES #1 PB 4/29-30

BRYANT KENTE & CHRISTINA
380 FAIRWAY COURT
FORT POLK, LA 71459

2024

16-1N-25-2910-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

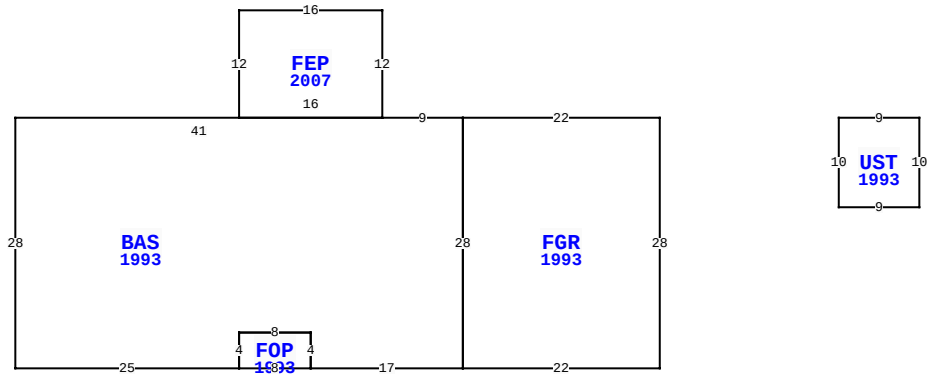
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	125,334
FEP	192	80	154	14,109
FGR	616	55	339	31,059
FOP	32	30	10	916
UST	90	45	40	3,665
TOTALS	2,298		1,911	175,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	135.8280	129.04	246,595	1976	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1368 HX Base Yr



43030 WOODLAND LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	175,082
TOTAL MARKET OB/XF VALUE	20,242
TOTAL LAND VALUE - MARKET	79,100
TOTAL MARKET VALUE	274,424
SOH/AGL Deduction	0
ASSESSED VALUE	274,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,424
TOTAL JUST VALUE	274,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22412	REMODEL	1,161	04/01/2009
8362	GARAGE	12,500	09/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1601	1/24/2024	WD	Q	I	01	290,000
GRANTOR: LEE SADIE M						
GRANTEE: BRYANT KENTE & CHRI						
0164/0333	1/01/1974	WD	Q	V		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W9 FEP=[YR=2007] N12 W16 S12 E16$ W41 S28 E25 FOP=[YR=1993] E8 N4 W8 S4$ N4 E8 S4 E17 N28$ S28 E22 N28$ PTR= E20 UST=[YR=1993] E9 S10 W9 N10 $ W20$.

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	0511	GARAGE CB-	0	0	26	24	624.00	SF	40.00	40.00	100	1992	1992	3	64	15,974	
2	0811	CONCRETE B	0	0	0	0	783.00	SF	5.20	5.20	100	1976	1976	3	27	1,099	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	38	760	
4	0812	CONCRETE C	0	0	0	0	825.00	SF	4.00	4.00	100	1997	1997	3	73	2,409	

LAND DESCRIPTION

TOTAL OB/XF 20,242

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,100							

REVIEW DATE 11/18/2022 BY KBA Total Acres: 2.26 Total Land Value: 79,100 Market: 0 Agricultural: 0 Common: 79,100 PRINTED 08/06/2024 BY SYS