

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 8004PLYWOOD 2014CARPET 9008SHT VINYL 1001NONE 10002CONVECTION 1003100110002WOOD FRAME 1001.1.100010006DIST 1D 10000NONE 10003Quality Level 030100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,2721001,27297,424FCP38425967,353FOP24307536TOTALS1,6801,375105,313EXTRA FEATURES45059 ARLINE RD, CALLAHANL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A33.300253.00SF6.506.50100199919993771,266

MARKET ADJUSTMENTS

TYPEDLMEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND0100011,37599.840094.85130,419197019750019.2580.75Heated Area: 1272HX Base Yr 2024FCP 2017BAS 1993FOP 1993BLD DATEXF DATEINC DATELGL DATERLAND DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 16VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE105,313TOTAL MARKET OB/XF VALUE1,266TOTAL LAND VALUE - MARKET35,000TOTAL MARKET VALUE141,579SOH/AGL Deduction0ASSESSED VALUE141,579TOTAL EXEMPTION VALUEHA HAB25,000BASE TAXABLE VALUE116,579TOTAL JUST VALUE141,579NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE136,659SALES DATAOFF RECORD NumberDATETYPE INSTQU / V I / RSN CD SALE PRICE1974/11934/06/2015QC U I I11100GRANTOR:HAMPTON KEVA ET ALGRANTEE:HAMPTON KEVA ET AL1974/11879/12/2014PR U I I19100GRANTOR:COOPER WALTER C SR ESGRANTEE:HAMPTON KEVA ET ALBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W30 N16 W20 S15 FCP=[YR=2017] W4 S24 E16 N24 W12\$ E12 S27 E10 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E22 N26\$.REVIEW DATE01/06/2023BYKWA Total Acres: 0.80Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/06/2024 BY SYS