

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2																									
2 GARAGE RES - 100% - 2024 Heated Area: 560 HX Base Yr 2006																									
<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></td> <td>06/13/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					06/13/2023	MLU
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				06/13/2023	MLU																				

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				116,408	
TOTAL MARKET OB/XF VALUE				3,115	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				149,523	
SOH/AGL Deduction				56,795	
ASSESSED VALUE				92,728	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				42,728	
TOTAL JUST VALUE				149,523	
NCON VALUE				15,622	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				130,835	

Quality		06 Quality Level 06	
DOR CODE		0200 MOBILE HOME	
MAP NUM	MKT AREA	08	
NEIGHBORHOOD/LOC		8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	560	100	12,150
UCP	800	20	3,471
TOTALS	1,360	720	15,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1973	2/17/2006	QC	U	I	01	100
GRANTOR: THOMAS GRADY R JR & K						
GRANTEE: THOMAS GRADY R						
1142/0023	6/03/2003	WD	Q	I		25,000
GRANTOR: HENDRICKS DANIEL & JA						
GRANTEE: THOMAS GRADY JR & K						

EXTRA FEATURES														TOTAL OB/XF													
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										
35416 QUAIL RD, CALLAHAN																											
0																											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021;ORIG=66,10] E14 S40 W14 N40 \$													
UCP=[YR=2021;ORIG=46,10] E20 S40 W20 N40 \$													

LAND DESCRIPTION														TOTAL OB/XF													
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			