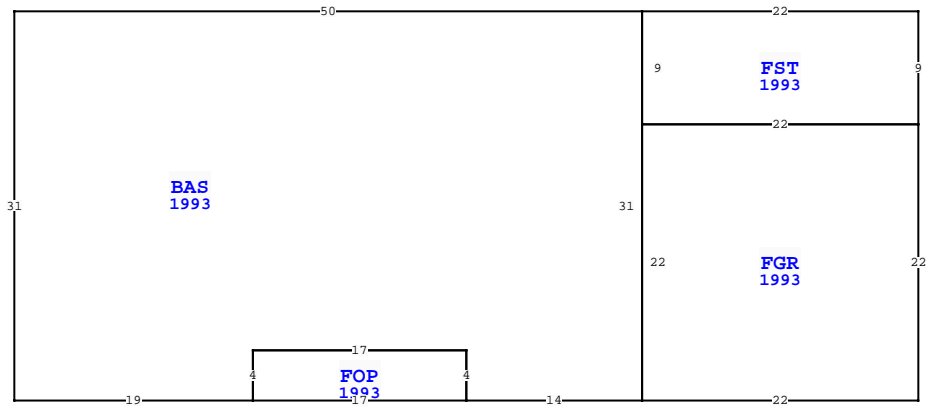




BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		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	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC		8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	191,657
FGR	484	55	266	34,400
FOP	68	30	20	2,586
FST	198	55	109	14,096
TOTALS	2,232		1,877	242,740

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,877	135.2400	169.05	317,307	1970	1995	0	0	23.50	76.50		
1 SNGL FAM - 0% - 2024 Heated Area: 1482 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE		242,740		
TOTAL MARKET OB/XF VALUE		1,123		
TOTAL LAND VALUE - MARKET		40,000		
TOTAL MARKET VALUE		283,863		
SOH/AGL Deduction		0		
ASSESSED VALUE		283,863		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		283,863		
TOTAL JUST VALUE		283,863		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		262,394		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012662	30X30 GARAGE	57,771	10/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0108	1/11/2023	WD Q	Q	I	01	340,000
GRANTOR: HEWETT DOUGLAS SHAW &						
GRANTEE: NELSON HALSTON STEV						
1750/0574	8/04/2011	WD U	U	I	19	100
GRANTOR: HEWETT JOLINE SHAW						
GRANTEE: HEWETT JOLINE SHAW						

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
1	0810	CONCRETE A	0	0	0	240.00	SF	6.50	6.50	100	1980	1980	3	32.5	507	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1970	1970	3	30.8	616	

35109 NANCY RD, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W50 S31 E19 FOP=[YR=1993] E17 N4 W17S4\$ N4 E17 S4 E14 FGR=[YR=1993] E22 N22 FST=[YR=1993] N9 W22 S9E22\$ W22S22\$ N31\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	0	0006	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000									