



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

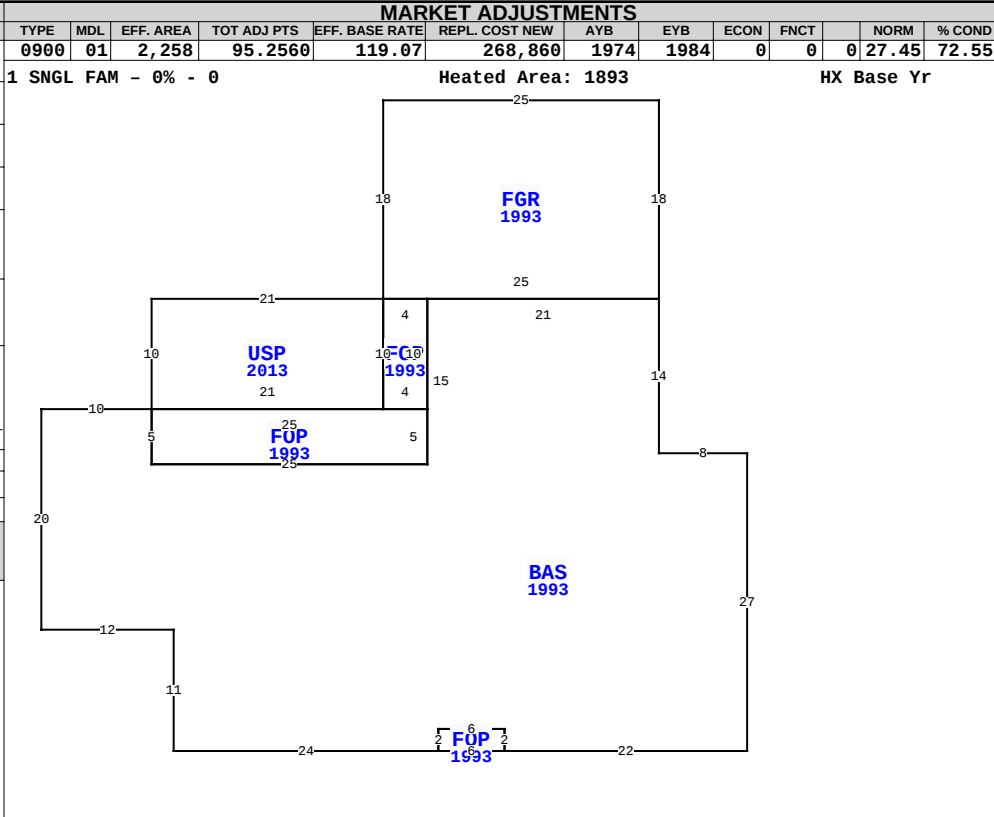
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100	1,893	163,528
FGR	450	55	248	21,423
FOP	12	30	4	345
FOP	40	30	12	1,037
FOP	125	30	38	3,283
USP	210	30	63	5,442

TOTALS	2,730		2,258	195,058
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	644.00	SF	5.20
3	0812	CONCRETE C	0	0	0	0	1,344.00	SF	4.00
4	0940	SHEDS/PORT	0	0	0	0	568.00	SF	30.00



35206 KEITH RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	0	0	0	644.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,088	
3	0812	CONCRETE C	0	0	0	0	1,344.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,747	
4	0940	SHEDS/PORT	0	0	0	0	568.00	SF	30.00	30.00	100	1980	1980	3	20	3,408	

LAND DESCRIPTION										TOTAL OB/XF										7,871	
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	LA VA				
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.58	AC		1.00	1.00	1.00	30,000.00	30,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		195,058	
TOTAL MARKET OB/XF VALUE		7,871	
TOTAL LAND VALUE - MARKET		77,400	
TOTAL MARKET VALUE		280,329	
SOH/AGL Deduction		27,391	
ASSESSED VALUE		252,938	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,938	
TOTAL JUST VALUE		280,329	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0303/0394	11/01/1979	WD	U	I		70,700	
GRANTOR:							
GRANTEE:							
0174/0279	1/01/1974	WD	Q	V		5,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 N14 FGR=[YR=1993] N18 W25 S18 USP=[YR=2013] W21 S10 FOP=[YR=1993] S5 E25 N5 FOP=[YR=1993] N10 W4 S10 E4\$ W25\$ E21 N10\$ E25\$ W21 S15 W25 N5 W10 S20 E12 S11 E24 FOP=[YR=1993] E6 N2 W6S2\$ N2E6 S2 E22 N27\$.									