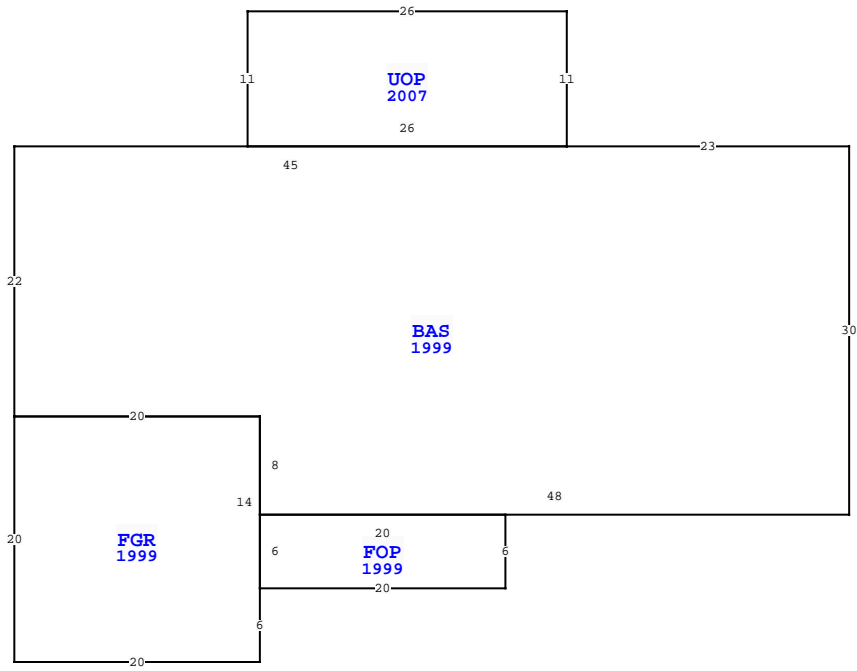


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,193	117.1002	146.38	321,011	1999	2004	0	0	0	9.25	90.75		
1 SNGL FAM - 100% - 2016 Heated Area: 1880 HX Base Yr 2016														



Quality	04 Quality Level 04			
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	1,880	100	1,880	249,739
FGR	400	55	220	29,225
FOP	120	30	36	4,783
UOP	286	20	57	7,572
TOTALS	2,686		2,193	291,317

35019 MARY RD, CALLAHAN

BLD DATE	02/14/2008	JH	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

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	0812	CONCRETE C	0	100	0	0	2,645.00	SF	4.00	4.00	100	1999	1999	3	77	8,147	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	1998	1998	3	20	682	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
4	0681	POLE SHED	0	100	14	10	140.00	SF	9.75	9.75	100	2003	2003	3	32	437	
5	0680	POLE SHED	0	100	13	10	130.00	SF	10.00	10.00	100	2012	2012	3	68	884	
6	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	100	2012	2012	3	68	680	

TOTAL OB/XF 13,980

LAND DESCRIPTION																								
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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			291,317
TOTAL MARKET OB/XF VALUE			13,980
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			335,297
SOH/AGL Deduction			178,798
ASSESSED VALUE			156,499
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			106,499
TOTAL JUST VALUE			335,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99621	NEW CONSTR	106,738	01/06/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/1270	6/25/2015	SW	U	I	12	120,000
GRANTOR: PRIMESTAR FUND I TRS						
GRANTEE: HURST RONNIE & HEAT						
1977/0170	4/27/2015	SW	U	I	11	100
GRANTOR: PRIMEST AR-H FUND I T						
GRANTEE: PRIMESTAR FUND I TR						

BUILDING NOTES													
BAS=[YR=1999] W23UOP=[YR=2007] N11W26S11 E26\$W45 S22													
FGR=[YR=1999] S20 E20 N6 FOP=[YR=1999] E20 N6 W20 S6\$ N14 W20 \$ E20 S8 E48 N30\$.													

BUILDING DIMENSIONS													
BAS=[YR=1999] W23UOP=[YR=2007] N11W26S11 E26\$W45 S22													
FGR=[YR=1999] S20 E20 N6 FOP=[YR=1999] E20 N6 W20 S6\$ N14 W20 \$ E20 S8 E48 N30\$.													