

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 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	04	DIST 01 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,280	100	2,280
UOP	1,520	25	380
TOTALS	3,800		2,660
			253,755

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,660	128.4800	96.36	256,318	2022	2022	0	0	1.00	99.00
1 M/H 94+ - 100% - 2023 Heated Area: 2280 HX Base Yr 2023											
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">UOP 2022</div> <div style="position: absolute; bottom: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2022</div> </div>											
36408 PRATT SIDING RD, CALLAHAN											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						06/16/2023		MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		277,659	
TOTAL MARKET OB/XF VALUE		17,704	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		390,363	
SOH/AGL Deduction		142,902	
ASSESSED VALUE		247,461	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		197,461	
TOTAL JUST VALUE		390,363	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016909	ADDITION	50,524	11/14/2022
22010553	CO ISSUED	0	07/12/2022
22008226	CARPORT	73,652	05/26/2022
22007042	MH MOVE-ON	0	05/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0266	3/22/2022	WD	Q	I	01	160,000
GRANTOR: BAGGARLEY LISA R						
GRANTEE: WALTERS LJ & NANCY						
1357/1331	10/10/2005	WD	Q	I		150,000
GRANTOR: BENNETT JAMES E & DIA						
GRANTEE: BAGGARLEY LISA R						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2022] W76 S20 BAS=[YR=2022] S30 E76 N30 W76\$ E76 N20\$.	

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	0866	POOL FIBER	0	100	18	36	SF	72.00	72.00	100	1985	1985	3	20	9,331	
2	0940	SHEDS/PORT	0	100	16	13	SF	13.20	13.20	100	1970	1970	3	20	549	
3	0940	SHEDS/PORT	0	100	12	10	SF	30.00	30.00	100	1986	1986	3	20	720	
4	0681	POLE SHED	0	100	0	0	SF	15.00	15.00	100	1970	1970	3	20	1,392	
5	0200	BARN WD 0-	0	100	48	24	SF	20.00	20.00	100	1990	1990	3	20	4,608	
6	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	1985	1985	3	47	1,104	
TOTAL OB/XF 17,704																

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,230	100	1,230
			SUBAREA MARKET VALUE
			23,904
TOTALS	1,230		1,230
			23,904

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% - 2023				Heated Area: 1230				HX Base Yr 2023			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">30</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">30</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">41</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">41</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2022</div> </div>											
36408 PRATT SIDING RD, CALLAHAN											
				BLD DATE		LGL DATE		06/16/2023		MLU	
				XF DATE		LAND DATE					
				INC DATE		AG DATE					

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			277,659
TOTAL MARKET OB/XF VALUE			17,704
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			390,363
SOH/AGL Deduction			142,902
ASSESSED VALUE			247,461
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			197,461
TOTAL JUST VALUE			390,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0266	3/22/2022	WD	Q	I	01	160,000
GRANTOR: BAGGARLEY LISA R						
GRANTEE: WALTERS LJ & NANCY						
1357/1331	10/10/2005	WD	Q	I		150,000
GRANTOR: BENNETT JAMES E & DIA						
GRANTEE: BAGGARLEY LISA R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022]	W30 S41 E30 N41\$.

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

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