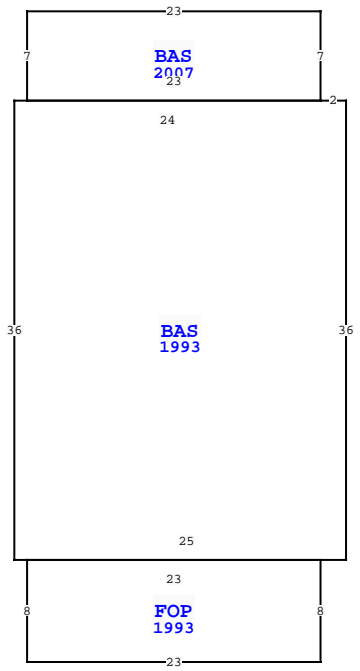




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	99,086
BAS	161	100	161	17,044
FOP	184	30	55	5,822
TOTALS	1,281		1,152	121,952

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,152	125.5570	119.28	137,411	1940	2000	0	0	0	11.25	88.75
1 SINGLE FAM - 100% - 2024 Heated Area: 1097 HX Base Yr 2024												



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				121,952	
TOTAL MARKET OB/XF VALUE				2,197	
TOTAL LAND VALUE - MARKET				35,350	
TOTAL MARKET VALUE				159,499	
SOH/AGL Deduction				0	
ASSESSED VALUE				159,499	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				109,499	
TOTAL JUST VALUE				159,499	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				123,087	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/971	8/21/2023	WD U	I	I	37	134,000
GRANTOR: GARNER SCOTT EUGENE						
GRANTEE: PERRY TREVOR & KELS						
2158/1470	11/20/2017	WD U	I	I	37	25,000
GRANTOR: KILPATRICK JOEY ALLAN						
GRANTEE: GARNER SCOTT E						

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	100	20	12			6.50	100	2006	2006	3	87	1,357		
2	0351	CARPORT MT	0	100	20	12			10.00	100	2008	2008	3	35	840		
45116 KILPATRICK RD, CALLAHAN													BLD DATE	11/07/2007	DJ	LGL DATE	
													XF DATE			LAND DATE	
													INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W2 BAS=[YR=2007] N7 W23 S7 E23\$ W24 S36 E1 FOP=[YR=1993] S8 E23 N8 W23\$ E25 N36\$.

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	
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350								