PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 2177/414

ROSENGARTEN MICHAEL & SHANA
2450 HIDDEN RIVER LANE
FRANKLIN, TN 37069

2024

29-2N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

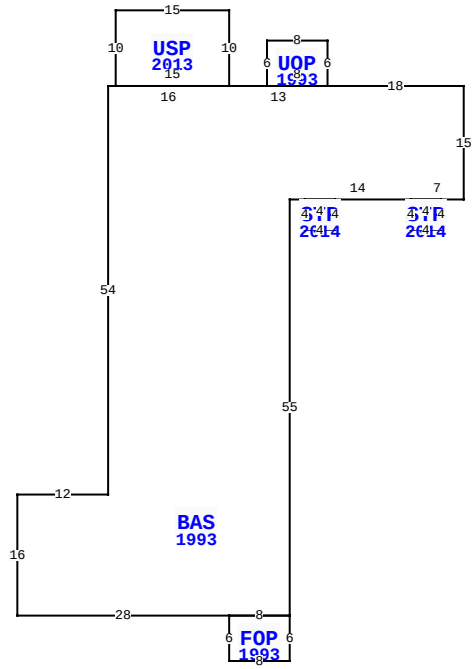
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100	2,217	190,156
FOP	48	30	14	1,200
STP	16	10	2	171
STP	16	10	2	171
UOP	48	20	10	858
USP	150	30	45	3,860
TOTALS	2,495		2,290	196,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	110.1030	104.60	239,534	1940	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 2217 HX Base Yr



45532 DIXIE AV, CALLAHAN

BLD DATE	06/12/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	208,218
TOTAL MARKET OB/XF VALUE	5,004
TOTAL LAND VALUE - MARKET	61,674
TOTAL MARKET VALUE	274,896
SOH/AGL Deduction	59,648
ASSESSED VALUE	215,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,248
TOTAL JUST VALUE	274,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4174	REPAIR/RRF	0	02/01/2018
2337	REPAIR/RRF	55	11/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0414	2/13/2018	WD	Q	I	01	176,000
GRANTOR: THOMAS YVETTE & GERRY						
GRANTEE: ROSENGARTEN MICHAEL						
1883/1714	10/07/2013	PR	U	I	11	100
GRANTOR: CARD ANNABELLE ESTATE						
GRANTEE: WILSON PATRICIA ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N6 W8 S6 E8 $ W13
USP=[YR=2013] N10 W15 S10 E15$ W16 S54 W12 S16 E28
FOP=[YR=1993] S6 E8 N6 W8 $ E8 N55 E2 STP=[YR=2014] S4 E4 N4 W4$ E14 STP=[YR=2014] S4 E4 N4 W4$ E7 N15$.

EXTRA FEATURES

LN	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	0	693.00	SF	6.50	6.50	100	1977	1977	3	28	1,261	
2	0351	CARPORT MT	0	0	20	12	240.00	SF	5.00	5.00	100	2003	2003	3	21	252	
3	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	100	1996	1996	3	72	2,097	
4	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2004	2004	3	22	88	
5	0810	CONCRETE A	0	0	11	16	176.00	SF	6.50	6.50	100	1980	1980	3	32.5	372	
6	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2003	2003	3	83	324	
7	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	1970	1970	3	21	41	
8	0825	BRICK	0	0	22	3	66.00	SF	12.50	12.50	100	1977	1977	3	69	569	

LAND DESCRIPTION

TOTAL OB/XF 5,004

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0005	CH	0.00	0.00	13,665.63	SF		1.00	1.00	1.00	2.50	2.50	34,164							
2	000115	C	SFR ACRES	0	0005	CH	0.00	0.00	0.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	27,510							

REVIEW DATE 05/31/2024 BY KBA Total Acres: 0.79 Total Land Value: 61,674 Market: 0 Agricultural: 0 Common: 61,674 PRINTED 08/06/2024 BY SYS

PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 2177/414

ROSENGARTEN MICHAEL & SHANA
2450 HIDDEN RIVER LANE
FRANKLIN, TN 37069

2024

29-2N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

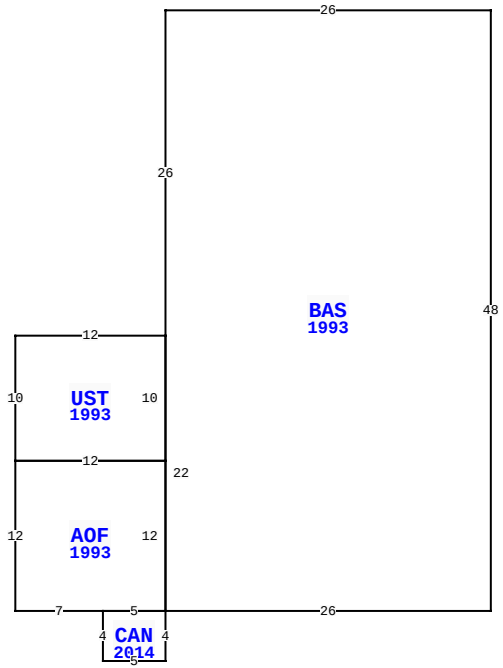
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	144	1,175
BAS	1,248	100	1,248	10,184
CAN	20	30	6	49
UST	120	40	48	392
TOTALS	1,532		1,446	11,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	1,446	68.0085	16.32	23,599	1961	1981	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 1392 HX Base Yr



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PREVIOUS YEAR MKT VALUE	265,785

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1883/1714	10/07/2013	PR	U	I	11	100
GRANTOR: CARD ANNABELLE ESTATE						
GRANTEE: WILSON PATRICIA ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S26 UST=[YR=1993] W12 S10 AOF=[YR=1993] S12 E7 CAN=[YR=2014] S4 E5 N4 W5$ E5 N12 W12$ E12 N10$ S22 E26 N48$.

EXTRA FEATURES

LN	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 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/31/2024 BY KBA Total Acres: 0.79 Total Land Value: 61,674 Market: 0 Agricultural: 0 Common: 61,674 PRINTED 08/06/2024 BY SYS