PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 2246/440

ROSENGARTEN FAMILY REV TRUST/ROSENGARTEN MICHAEL J
2450 HIDDEN RIVER LANE
FRANKLIN, TN 37069

2024

29-2N-25-0000-0010-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	03	PLASTER 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	00	QWERTYCCEE 100
Occupancy		03

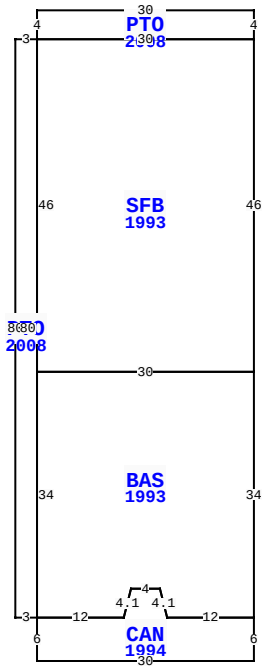
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	76,097
CAN	200	30	60	4,566
PTO	120	5	6	457
PTO	240	5	12	913
SFB	1,380	80	1,104	84,011
TOTALS	2,940		2,182	166,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,182	103.2412	146.34	319,314	1962	1987	0	0	0	48.00	52.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2104 HX Base Yr



45492 DIXIE AVE, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	10/30/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	166,043
TOTAL MARKET OB/XF VALUE	3,809
TOTAL LAND VALUE - MARKET	32,664
TOTAL MARKET VALUE	202,516
SOH/AGL Deduction	16,084
ASSESSED VALUE	186,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,432
TOTAL JUST VALUE	202,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2385	ADDITION	2,000	08/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/0440	12/27/2018	WD	Q	I	01	210,000
GRANTOR: HWK MECHANICAL INC						
GRANTEE: ROSENGARTEN FAMILY						
1602/1707	1/28/2009	WD	U	I	30	170,000
GRANTOR: FIRST COAST HOOD CLEA						
GRANTEE: HWK MECHANICAL INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W3 S80 E3 CAN=[YR=1994] S6 E30 N6 BAS=[YR=1993] N34 SFB=[YR=1993] N46 PTO=[YR=2008] N4 W30 S4 E30 $ W30 S46 E30 $ W30 S34 E12 U4 R1 E4 R1 D4 E12 $ W12 U4 L1 W4 L1 D4 W12 $ N80 $.

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	0430	CL FNC 6B	0	0	0	0	138.00	LF	9.70	9.70	100	2009	2009	3	76	1,017	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2009	2009	3	76	570	
3	0803	ASPHALT C	0	0	0	0	1,587.00	SF	2.00	2.00	100	2012	2012	3	70	2,222	

LAND DESCRIPTION

TOTAL OB/XF 3,809

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	001700	C	1STORY OFF	0	0006	CH	43.00	100.00	8,166.00	SF		1.00	1.00	1.00	4.00	4.00	32,664							

REVIEW DATE 10/30/2020 BY KK Total Acres: 0.00 Total Land Value: 32,664 Market: 0 Agricultural: 0 Common: 32,664 PRINTED 08/06/2024 BY SYS