

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	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,152	100	1,152
			SUBAREA MARKET VALUE
			50,803
TOTALS	1,152		1,152
			50,803

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,152	117.6000	88.20	101,606	1997	2002	0	0	50.00	50.00		
1 M/H 94+ - 0% - 0 Heated Area: 1152 HX Base Yr													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			115,361
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			57,420
TOTAL MARKET VALUE			175,581
SOH/AGL Deduction			0
ASSESSED VALUE			175,581
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,581
TOTAL JUST VALUE			175,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003027	REPAIR/RRF	3,500	04/01/2019
18006403	GARAGE	68,632	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/1293	6/19/2018	WD U	I	I	37	35,000
GRANTOR: WHITLEY JOYCE L						
GRANTEE: WILTSE REGINA LEE &						
1501/1308	5/29/2007	WD U	I	I	07	100
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: WHITLEY CONRAD D &						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	1997	1997	3	80	2,800	

44381 LAMAR AVE, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W48 S24 E48 N24\$.	

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	3.19	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,420							

