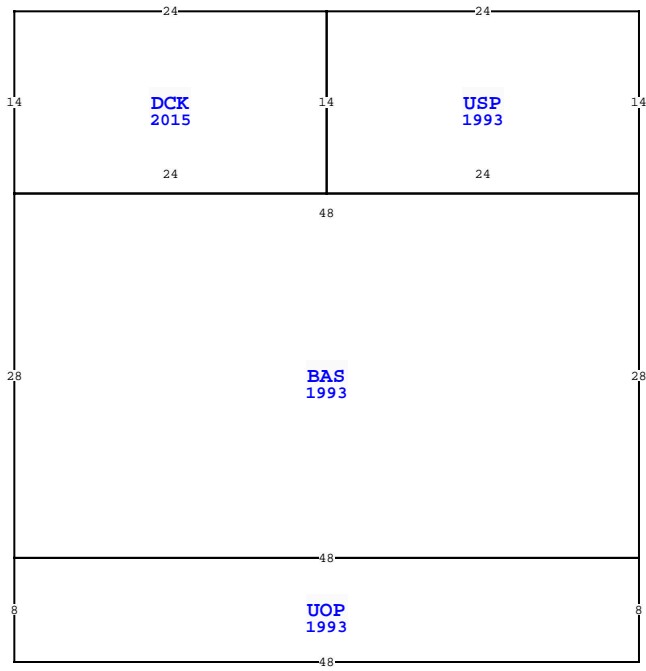




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 50	
Interior Floo	12	HARDWOOD 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,344	100	1,344
DCK	336	10	34
UOP	384	20	77
USP	336	30	101
TOTALS	2,400		1,556

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
Heated Area: 1344										HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			185,970
TOTAL MARKET OB/XF VALUE			4,024
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			264,994
SOH/AGL Deduction			34,081
ASSESSED VALUE			230,913
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			180,913
TOTAL JUST VALUE			264,994
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14274	MECH OTHER	0	12/01/2008
E21441	NEW CONSTR	0	11/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0324	9/08/2020	WD Q	Q	I	01	200,000
GRANTOR: FLETCHER STEVE R & PA						
GRANTEE: LOISELLE DANIELLE Y						
1927/1882	7/15/2014	SW U	I	11		100
GRANTOR: FANNIE MAE						
GRANTEE: FLETCHER STEVE R						

EXTRA FEATURES															BLD DATE		LGL DATE							
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	INC DATE	AG DATE						
1	0940	SHEDS/PORT	0 100	6	14	84.00	SF	30.00	30.00	100	1988	1988	3	20	504									
2	0350	CARPORT WD	0 100	14	17	238.00	SF	13.00	13.00	100	1988	1988	3	20	619									
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1970	1970	3	20	1,152									
4	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	1991	1991	3	20	480									
5	0810	CONCRETE A	0 100	21	15	315.00	SF	6.50	6.50	100	1991	1991	3	62	1,269									
TOTALS															4,024									

BUILDING NOTES	
36159 M SIKES RD, CALLAHAN	
06/16/2023 MLU	

BUILDING DIMENSIONS	
USP=[YR=1993] W24 DCK=[YR=2015] W24 S14 BAS=[YR=1993] S28	
UOP=[YR=1993] S8 E48 N8 W48 \$ E48 N28 W48 \$ E24 N14 \$ S14 E24 N14 \$.	

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	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							