IN OR 929/982

AMERICAN TOWER MANAGEMENT INC
C/O AMERICAN TOWER CORP, PO BOX 723597
ATLANTA, GA 31139

2024

37-3N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 9100 UTILITIES

MAP NUM | MKT AREA 09

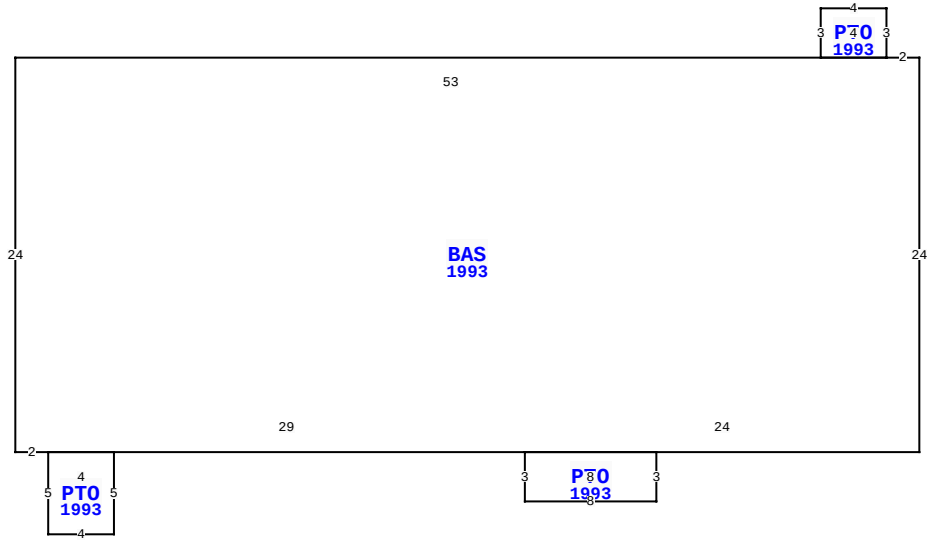
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	36,150
PTO	12	5	1	27
PTO	20	5	1	27
PTO	24	5	1	27
TOTALS	1,376		1,323	36,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,323	96.6000	136.93	181,158	1955	1955	0	0	0	80.00	20.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1320 HX Base Yr



36122 M SIKES RD, CALLAHAN

BLD DATE	02/06/2018	KK	LGL DATE	
XF DATE	02/06/2018	KK	LAND DATE	02/06/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,232
TOTAL MARKET OB/XF VALUE	3,484
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	82,216
SOH/AGL Deduction	0
ASSESSED VALUE	82,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,216
TOTAL JUST VALUE	82,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26269	REMODEL	24,500	07/01/2012
B0719330	TEMP POLE	0	01/01/2007
C19330	CO ISSUED	0	01/01/2007
B19761	ADDITION	0	01/01/2007
E029451	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/0982	4/24/2000	QC	U	V	02	62,900

GRANTOR: AMERICAN TEL & TEL CO

GRANTEE: AMERICAN TOWER MGMT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2PTO=[YR=1993] N3W4S3E4$W53 S24E2PTO=[YR=1993] S5E4N5W4$E29 PTO=[YR=1993] S3E8N3W8$E24N24$.

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	268	0	268.00	LF	9.70	9.70	100	1980	1980	3	20	520	
2	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	
3	0803	ASPHALT C	0	0	0	0	2,634.00	SF	2.00	2.00	100	1980	1980	3	50	2,634	
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1980	1980	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 3,484

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	009100	C	UTILITY	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	21,250.00	21,250.00	42,500							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 08/06/2024 BY SYS