

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

51-2N-25-015A-0108-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD														
Exterior Wall	10	ABOVE AVG	100	0100	01	1,808	123.8600	117.67	212,747	2007	2007	0	0	0	7.50	92.50	Tax Group: 1					Tax Dist:											
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 0% - 2024										Heated Area: 1524										HX Base Yr									
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE										196,791									
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE										3,249									
Interior Floo	14	CARPET	80											TOTAL LAND VALUE - MARKET										40,000									
Interior Floo	11	CLAY TILE	20											TOTAL MARKET VALUE										240,040									
Air Condition	03	CENTRAL	100											SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										240,040									
Bedrooms		3 100												TOTAL EXEMPTION VALUE										0									
Bathrooms		2 100												BASE TAXABLE VALUE										240,040									
Frame	02	WOOD FRAME	100											TOTAL JUST VALUE										240,040									
Stories	1.	1. 100												NCON VALUE										0									
Units	0	0 100		INCOME VALUE																													
Occupancy	00	NONE	100	PREVIOUS YEAR MKT VALUE										231,237																			
Quality										05	Quality Level 05																						
DOR CODE										0100	SINGLE FAMILY																						
MAP NUM										MKT AREA										07													
NEIGHBORHOOD/LOC										7003.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,524	100	1,524	165,879																													
FGR	440	55	242	26,340																													
FOP	19	30	6	653																													
FOP	120	30	36	3,918																													
TOTALS										2,103		1,808	196,791																				
EXTRA FEATURES										45062 INGLEHAM CIR, CALLAHAN																							
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	0811	CONCRETE B	0	0	0	0		710.00	SF	5.20					5.20	100	2007	2007	3	88		3,249											
LAND DESCRIPTION										TOTAL OB/XF										3,249													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000															
REVIEW DATE										01/14/2021	BY	KBA	Total Acres:	0.00	Total Land Value:	40,000	Market:	0	Agricultural:	0	Common:	40,000	PRINTED 08/06/2024 BY SYS										