LOT 5 1995 BROA SW
IN OR 1997/949
JONESVILLE PB 6/57

DUNSTAN DOUGLAS GRAY
8 RANCH RD
EIGHTY FOUR, PA 15330

2025

06-1N-25-0973-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

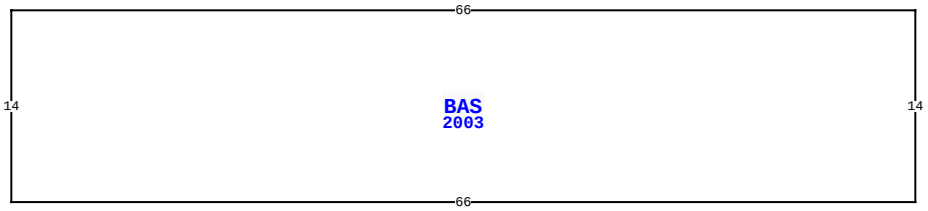
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2003	924	27,615
TOTALS	924			924	27,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	117.2000	99.62	92,049	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



44214 BRYCE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,615
TOTAL MARKET OB/XF VALUE	2,862
TOTAL LAND VALUE - MARKET	152,490
TOTAL MARKET VALUE	182,967
SOH/AGL Deduction	75,230
ASSESSED VALUE	107,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,737
TOTAL JUST VALUE	182,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11034	NEW CONSTR	0	04/01/2003
P6393	NEW CONSTR	0	01/28/2003
E9776	NEW CONSTR	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/0949	8/11/2015	WD	Q	I	01	65,000
GRANTOR: LEE JUNIOR M						
GRANTEE: DUNSTAN DOUGLAS GRA						
1037/1123	2/14/2002	WD	U	V	10	100
GRANTOR: JONES MAXINE H						
GRANTEE: LEE JUNIOR M & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S14 E66 N14 $.

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	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	21	302	
2	0680	POLE SHED	0	0	40	20	800.00	SF	10.00	10.00	100	2004	2004	3	32	2,560	

LAND DESCRIPTION

TOTAL OB/XF 2,862

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	000100	C	RES	0	0005	OR	0.00	0.00	3.91	AC		1.00	1.00	1.30	30,000.00	39,000.00	152,490							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 3.91 Total Land Value: 152,490 Market: 0 Agricultural: 0 Common: 152,490 PRINTED 07/30/2025 BY SYS