



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

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	1,972	100	1993	1,972	240,522
FGR	506	55	1993	278	33,907
FOP	48	30	1993	14	1,708

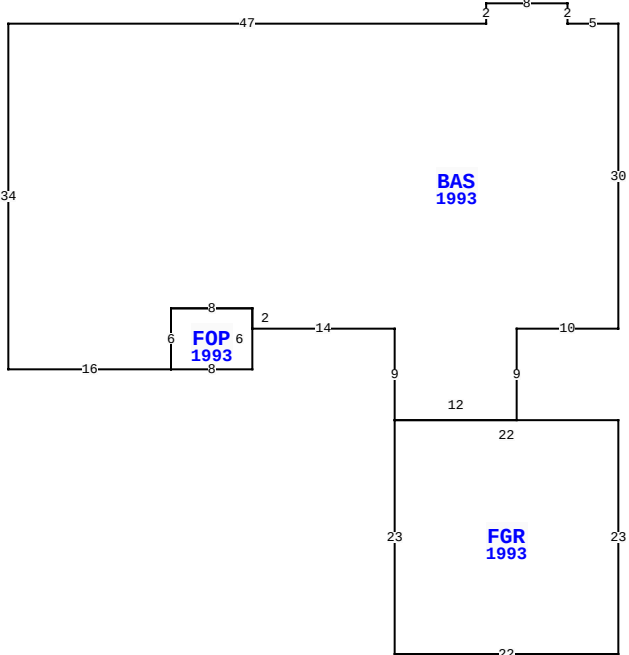
TOTALS	2,526			2,264	276,137
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,460.00	SF	4.00
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30
3	0910	SCRN RM L	0	100	42	27	1,134.00	SF	15.00
4	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	784.00	SF	10.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	2.00

REVIEW DATE	07/28/2021	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,264	109.6718	144.77	327,759	1988	2003	0	0	0	15.75
1 SNGL FAM - 100% - 2021											
Heated Area: 1972											
HX Base Yr 2021											



35033 NANCY RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
42,254											

Total Acres: 0.00	Total Land Value: 40,000	Market: 0	Agricultural: 0	Common: 40,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					276,137				
TOTAL MARKET OB/XF VALUE					42,254				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					358,391				
SOH/AGL Deduction					30,674				
ASSESSED VALUE					327,717				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					271,995				
TOTAL JUST VALUE					358,391				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					348,488				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25040	ADDITION	22,811	08/01/2011
2669	NEW CONSTR	3,975	08/06/1987
4155	NEW CONSTR	2,000	04/26/1987
4027	NEW CONSTR	62,470	04/16/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2274/0319	5/03/2019	WD	Q	I	01	300,000	
GRANTOR: REED MICHAEL H & GAYL							
GRANTEE: MILLER GLEN A & TIN							
0550/1268	8/25/1988	WD	Q	I		97,200	
GRANTOR: CARROLL ERNEST							
GRANTEE: REED MICHAEL H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N2 W8 S2 W47 S34 E16 FOP=[YR=1993] E8 N6 W8 S6 \$ N6 E8 S2 E14 S9 FGR=[YR=1993] S23 E22 N23 W22 \$ E12 N9 E10 N30 \$.									