



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 80
Interior Wall	04	PLYWOOD 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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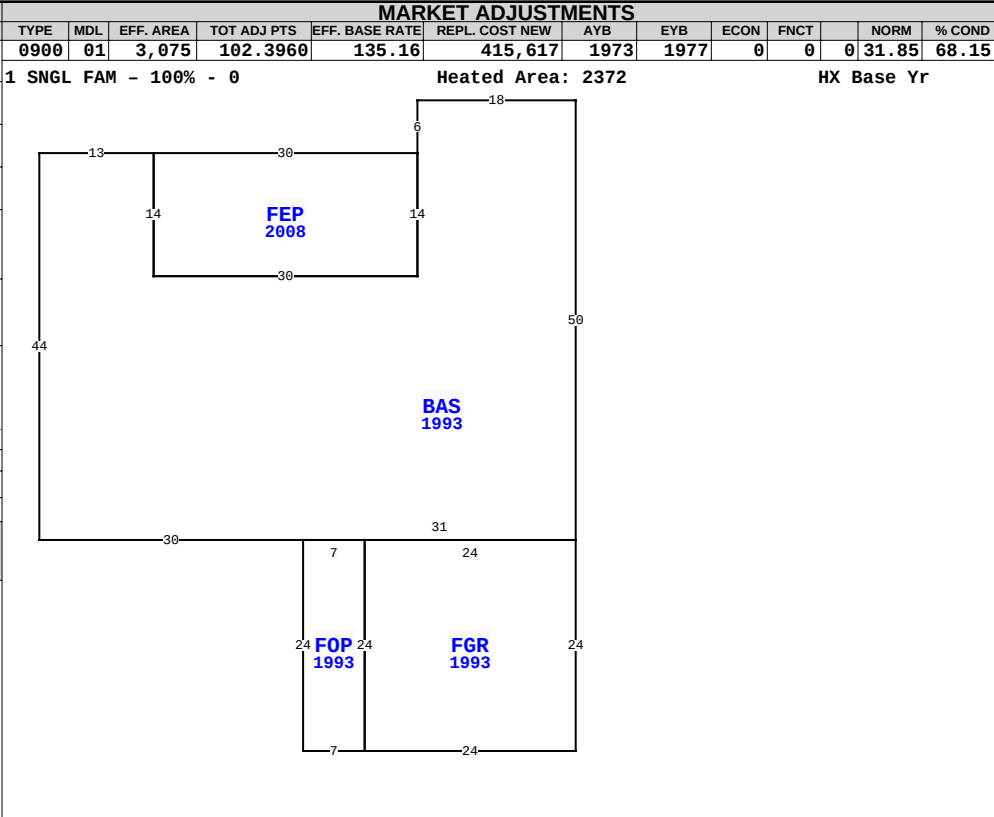
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	1993	2,372	218,489
FEP	420	80	2008	336	30,950
FGR	576	55	1993	317	29,200
FOP	168	30	1993	50	4,606

TOTALS	3,536			3,075	283,243
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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	1,987.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	26	28	728.00	SF	35.00

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	0005	OR	0.00	0.00	2.20



35148 KAREN RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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
1	0812	CONCRETE C	0	100	0	0	1,987.00	SF	4.00	4.00	100	1980	1980	3	30	2,384	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
3	0510	GARAGE WD-	0	100	26	28	728.00	SF	35.00	35.00	100	1989	1989	3	20	5,096	

TOTAL OB/XF										8,586							
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
1	000100	C	RES	100	0005	OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		283,243			
TOTAL MARKET OB/XF VALUE		8,586			
TOTAL LAND VALUE - MARKET		77,000			
TOTAL MARKET VALUE		368,829			
SOH/AGL Deduction		211,884			
ASSESSED VALUE		156,945			
TOTAL EXEMPTION VALUE		55,722			
BASE TAXABLE VALUE		101,223			
TOTAL JUST VALUE		368,829			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		345,202			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21091	SUNROOM	19,242	02/01/2008
5530	GARAGE	12,276	02/14/1989
5719	NEW CONSTR	100	02/14/1989
4884	ADDITION	3,705	05/11/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0800/0092	7/16/1997	QC	Q	I	01	100	
GRANTOR: SAMMONS HARVEY Q & SA							
GRANTEE: SAMMONS TRUST							
0146/0692	1/01/1973	WD	Q	V		4,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 S6 FEP=[YR=2008] W30 S14 E30 N14\$ S14 W30 N14 W13 S44 E30 FOP=[YR=1993] S24 E7 FGR=[YR=1993] E24 N24 W24 S24\$ N24 W7\$ E31 N50\$.									