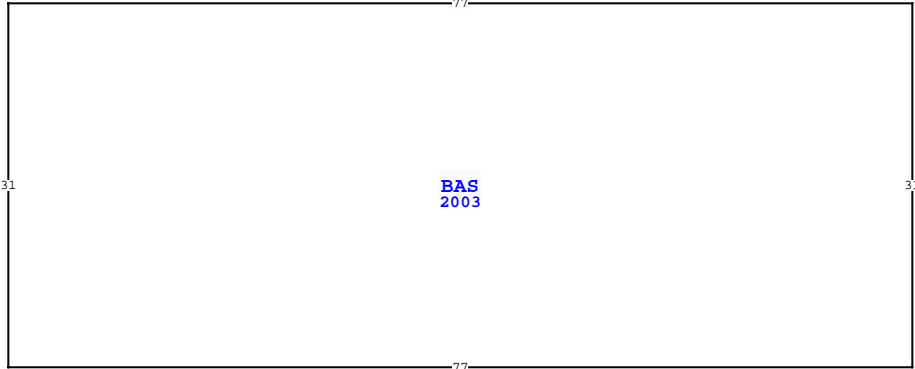




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR 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		8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2003	2,387	118,897
TOTALS	2,387			2,387	118,896

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2004							
Heated Area: 2387					HX Base Yr 2004						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			118,896
TOTAL MARKET OB/XF VALUE			5,631
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			169,527
SOH/AGL Deduction			82,852
ASSESSED VALUE			86,675
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			35,953
TOTAL JUST VALUE			169,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6677	H/AC	0	01/16/2003
B10613	FOUNDATION	1,900	01/03/2003
MH	MH MOVE-ON	0	01/03/2003
P6325	NEW CONSTR	0	01/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2773/1075	12/12/2024	WD	U	I	11	100
GRANTOR: HALL SHERRIE M & GORD						
GRANTEE: HALL FAMILY TRUST						
2773/1072	12/12/2024	SW	U	I	11	100
GRANTOR: HOLTON SHERRI M						
GRANTEE: HALL SHERRIE & GORD						

EXTRA FEATURES															45246 BISMARCK RD, 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	0752	USP	0	100	16	8			128.00	SF	15.00	1998	1998	3	25	480
2	0940	SHEDS/PORT	0	100	10	10			100.00	SF	21.30	1995	1995	3	20	426
3	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	2003	2003	3	86	3,010
4	0681	POLE SHED	0	100	12	16			192.00	SF	15.00	2005	2005	3	36	1,037
5	0351	CARPORT MT	0	100	10	20			200.00	SF	10.00	2005	2005	3	22	440
6	1242	WD DECK A	0	100	0	0			108.00	SF	10.00	2005	2005	3	22	238
TOTALS															5,631	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU

BUILDING NOTES	
BAS=[YR=2003] W77 S31 E77 N31 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							