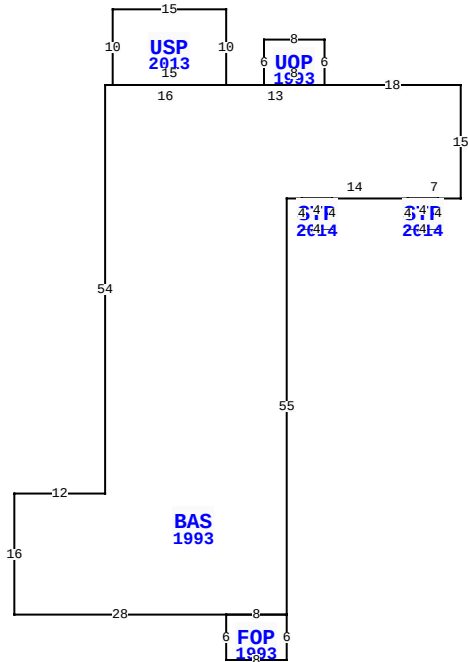


ROSENGARTEN MICHAEL & SHANA
2450 HIDDEN RIVER LANE
FRANKLIN, TN 37069

29-2N-25-0000-0010-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		30	VINYL 100							0100	01	2,290	110.1030	110.10	252,129	1940	1980	0	0	0	18.25	81.75	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 0										Heated Area: 2217										HX Base Yr					Tax Group: 1					Tax Dist:				
Roof Cover		05	COMP SHNGL 100																	218,897																								
Interior Wall		05	DRYWALL 100																	4,837																								
Interior Floo		14	CARPET 90																	258,714																								
Interior Floo		07	CORK/VTILE 10																	482,448																								
Air Condition		03	CENTRAL 100																	245,675																								
Heating Type		04	AIR DUCTED 100																	236,773																								
Bedrooms			5 100																	0																								
Bathrooms			2.5 100																	236,773																								
Frame		02	WOOD FRAME 100																	482,448																								
Stories		1.	1. 100																	0																								
Units			0 100							0																																		
BUD\$ Adjustme		01	DIST CA 100							0																																		
Occupancy		00	OWNER OCC 100							274,896																																		
Quality		04	Quality Level 04																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA				07																																					
NEIGHBORHOOD/LOC		1290.100																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,217	100	1993	2,217	199,545																																							
FOP	48	30	1993	14	1,260																																							
STP	16	10	2014	2	180																																							
STP	16	10	2014	2	180																																							
UOP	48	20	1993	10	900																																							
USP	150	30	2013	45	4,051																																							
TOTALS		2,495			2,290	206,115																																						
EXTRA FEATURES						45532 DIXIE AV, CALLAHAN										BLD DATE		06/12/2015		KK		LGL DATE				11/18/2024		DC																
																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 CONND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																												
1	0810	CONCRETE A	0	0	0	693.00	SF	6.50	6.50	100	1977	1977	3	27	1,216																													
2	0351	CARPORT MT	0	0	20	240.00	SF	5.00	5.00	100	2003	2003	3	20	240																													
3	0810	CONCRETE A	0	0	28	448.00	SF	6.50	6.50	100	1996	1996	3	70	2,038																													
4	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2004	2004	3	21	84																													
5	0810	CONCRETE A	0	0	11	176.00	SF	6.50	6.50	100	1980	1980	3	30	343																													
6	0810	CONCRETE A	0	0	12	60.00	SF	6.50	6.50	100	2003	2003	3	82	320																													
7	0810	CONCRETE A	0	0	10	30.00	SF	6.50	6.50	100	1970	1970	3	20	39																													
8	0825	BRICK	0	0	22	66.00	SF	12.50	12.50	100	1977	1977	3	67.5	557																													
TOTAL OB/XF 4,837																																												
LAND DESCRIPTION																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	CH	0.00	0.00	47,910.00	SF		1.00	1.00	0.60	9.00	5.40	258,714																											
REVIEW DATE 05/31/2024 BY KBA Total Acres: 1.10 Total Land Value: 258,714 Market: 0 Agricultural: 0 Common: 258,714 PRINTED 07/30/2025 BY SYS																																												

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