BLOCK 3 LOT S 195 FT OF 6
IN OR 2753 PG 1420
WILSON & OGILVIE SUB DB B9/500

GROOMS SHIRLEY YVONNE LIVING TRUST/GROOMS SHIRLEY
3511 E ATHERTON LANE
BANEBERRY, TN 37890

2025

29-2N-25-3220-0003-0065

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		8 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

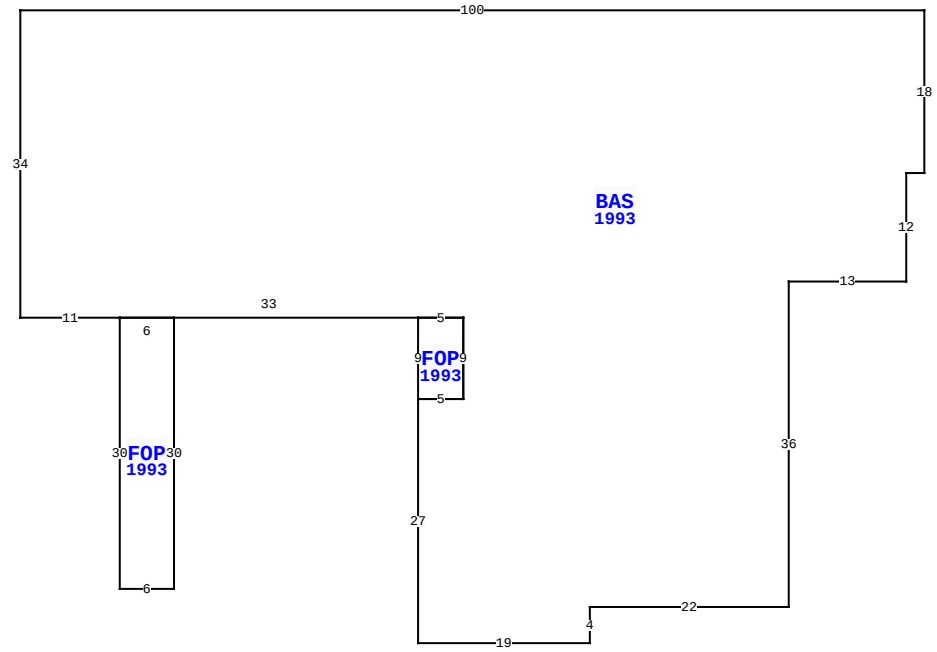
Quality	04	Quality Level 04	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,659	100	1993	4,659	279,225
FOP	45	30	1993	14	839
FOP	180	30	1993	54	3,236
TOTALS	4,884			4,727	283,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	4,727	87.5910	74.45	351,925	1951	1985	0	0	0	19.50	80.50

1 APARTMENT – 0% - 0 Heated Area: 4659 HX Base Yr



45097 FOURTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	283,300
TOTAL MARKET OB/XF VALUE	3,725
TOTAL LAND VALUE - MARKET	136,500
TOTAL MARKET VALUE	423,525
SOH/AGL Deduction	200,889
ASSESSED VALUE	222,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,636
TOTAL JUST VALUE	423,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4100	REPAIR/RRF	0	12/09/2016
B2642	REPAIR/RRF	7,600	11/03/2003
2272	REPAIR/RRF	1,600	02/14/1989
2274	REPAIR/RRF	18,400	02/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1420	11/27/2024	QC	U	I	11	100
GRANTOR: GROOMS SHIRLEY Y						
GRANTEE: GROOMS SHIRLEY YVON						
0564/0598	3/02/1989	WD	U	I	07	100
GRANTOR: CITIZENS & SOUTHERN						
GRANTEE: GROOMS MANLEY & S Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S34 E11 FOP=[YR=1993] S30 E6 N30 W6$ E33
FOP=[YR=1993] S9 E5 N9 W5$ E5 S9 W5 S27 E19 N4 E22 N36 E13
N12 E2 N18$.

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	0812	CONCRETE C	0	0	0	0	3,587.00	SF	4.00	4.00	100	1970	1970	3	20	2,870	
2	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1990	1990	3	66	165	
3	0940	SHEDS/PORT	0	0	7	7	49.00	SF	18.30	18.30	100	1998	1998	3	20	179	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	1995	1995	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 3,725

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	000800	C	MULTI-FAMILY	0	0006	RL	195.00	210.00	195.00	FF		1.00	1.00	1.00	700.00	700.00	136,500							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS