BLOCK 2 PT OF LOT 1 PAR E
IN OR 2460/1380
NEWCOMB SUB SOUTH CALLAHAN

MAUSOLOS CALON/CARROLL JOSHUA ET AL
393 JOE WALKER RD
HALLSVILLE, TX 75650

2025

31-2N-25-2920-0002-0016

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

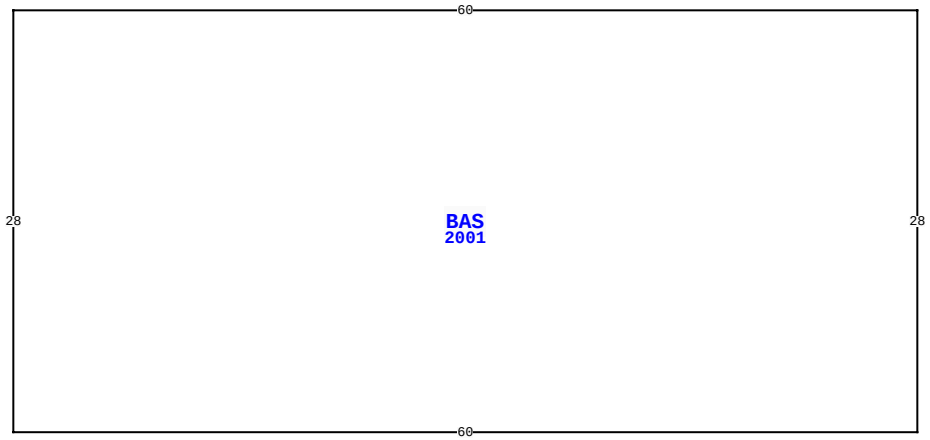
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2001	1,680	49,674
TOTALS	1,680			1,680	49,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	123.2000	98.56	165,581	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1680 HX Base Yr 2023



448924 US HWY 301, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,674
TOTAL MARKET OB/XF VALUE		4,144
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		89,818
SOH/AGL Deduction		44,956
ASSESSED VALUE		44,862
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,862
TOTAL JUST VALUE		89,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013532	MH MOVE-ON	0	06/01/2001
8072	CARPORT	700	05/07/1992
7410	CARPORT	2,720	07/23/1991
6893	XFOB	10,880	12/12/1990
3402	N/A	1,200	06/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1380	3/10/2021	WD	U	I	11	100
GRANTOR: CARROLL JOSHUA & CALO						
GRANTEE: CARROLL JOSHUA & CA						
2433/0897	2/10/2021	FJ	U	I	11	100
GRANTOR: CARROLL ARCHIE D II E						
GRANTEE: CARROLL JOSHUA & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S28 E60 N28$.

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	0681	POLE SHED	0	100	42	32	1,344.00	SF	15.00	15.00	100	1990	1990	3	20	4,032	
2	1242	WD DECK A	0	100	7	8	56.00	SF	10.00	10.00	100	1995	1995	3	20	112	

LAND DESCRIPTION

TOTAL OB/XF 4,144

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	000100	C	RES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS