LOT 6
IN OR 1747/1608
ROSE WOOD SUB PB 3/65

HART DEBORAH A
7118 MOHAVE HILLS
HOUSTON, TX 77069

2025

33-2N-25-4040-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

54189 ROSE ST, 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	0
TOTAL MARKET OB/XF VALUE	12,400
TOTAL LAND VALUE - MARKET	33,412
TOTAL MARKET VALUE	45,812
SOH/AGL Deduction	3,585
ASSESSED VALUE	42,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,227
TOTAL JUST VALUE	45,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9798	H/AC	0	05/01/2005
MH4614	MH MOVE-ON	0	04/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/1608	7/13/2011	QC	U	I	11	100

GRANTOR: HART CARL J & JESSE A

GRANTEE: HART DEBORAH ANNICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0350	CARPORT WD	0	0	11	14	154.00	SF	13.00	13.00	100	1970	1970	3	20	400	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,400

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	0		OR	0.00	0.00	0.33	AC		1.00	1.00	2.25	45,000.00	101,250.00	33,412							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.33 Total Land Value: 33,412 Market: 0 Agricultural: 0 Common: 33,412 PRINTED 07/30/2025 BY SYS