



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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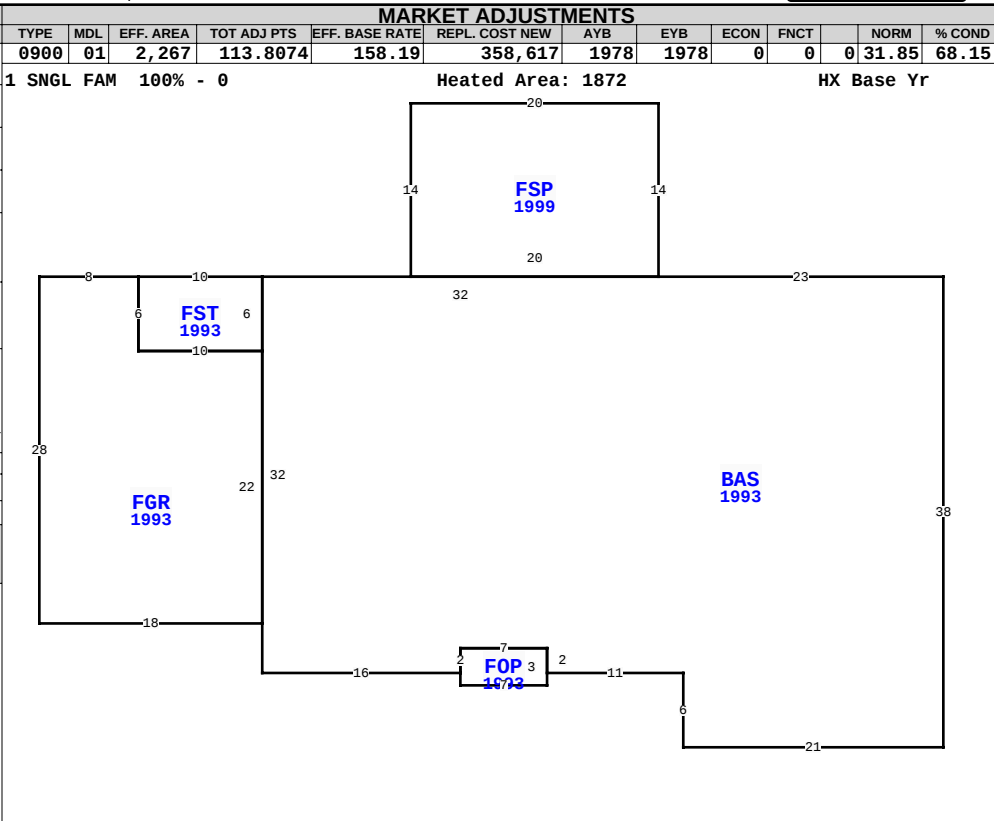
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1993	1,872	201,814
FGR	444	55	1993	244	26,305
FOP	21	30	1993	6	647
FSP	280	40	1999	112	12,074
FST	60	55	1993	33	3,557

TOTALS	2,677			2,267	244,397
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
5	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00
7	0910	SCRN RM L	0	100	0	0	1,352.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.94

REVIEW DATE	01/01/2023	BY	CD
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35232 GOODBREAD RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	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 COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
5	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
7	0910	SCRN RM L	0	100	0	0	1,352.00	SF	15.00	15.00	100	1999	1999	3	20	4,056	

TOTAL OB/XF													47,036		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
06	RSF-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	40,000.00	40,000.00				

Total Acres: 1.94	Total Land Value: 77,600	Market: 0	Agricultural: 0	Common: 77,600
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		244,397	
TOTAL MARKET OB/XF VALUE		47,036	
TOTAL LAND VALUE - MARKET		77,600	
TOTAL MARKET VALUE		369,033	
SOH/AGL Deduction		220,871	
ASSESSED VALUE		148,162	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		96,751	
TOTAL JUST VALUE		369,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001328	REMODEL	21,311	02/21/2023
B995878	XF0B	7,000	08/20/1999
B995739	SWIM POOL	18,537	01/02/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0234/0055	12/30/1976	WD	U	V		7,000	
GRANTOR:HERLONG NANCY LEE							
GRANTEE:KILPATRICK STEPHEN							

GRANTOR: HERLONG NANCY LEE
GRANTEE: KILPATRICK STEPHEN

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FSP=[YR=1999] N14 W20 S14 E20\$ W32 FST=[YR=1993] W10 FGR=[YR=1993] W8 S28 E18 N22 W10 N6\$ S6 E10 N6\$ S32 E16 FOP=[YR=1993] S1 E7 N3 W7 S2\$ N2 E7 S2 E11 S6 E21 N38\$.									