



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	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
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
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
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	1993	2,372	220,795
FEP	420	80	2008	336	31,276
FGR	576	55	1993	317	29,508
FOP	168	30	1993	50	4,655
TOTALS	3,536			3,075	286,233

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	26	28	728.00	SF	35.00

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	0005	OR	0.00	0.00	2.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,075	102.3960	142.33	437,665	1973	1973	0	0
1 SNGL FAM 100% - 0									
Heated Area: 2372									
HX Base Yr									
35148 KAREN RD, CALLAHAN									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
6,188									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	2.20

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					286,233				
TOTAL MARKET OB/XF VALUE					6,188				
TOTAL LAND VALUE - MARKET					74,800				
TOTAL MARKET VALUE					367,221				
SOH/AGL Deduction					206,038				
ASSESSED VALUE					161,183				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					104,772				
TOTAL JUST VALUE					367,221				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					368,829				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21091	SUNROOM	19,242	02/01/2008
5530	GARAGE	12,276	02/14/1989
5719	NEW CONSTR	100	02/14/1989
4884	ADDITION	3,705	05/11/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0800/0092	7/16/1997	QC	Q	I	01	100			
GRANTOR: SAMMONS HARVEY Q & SA									
GRANTEE: SAMMONS TRUST									
0146/0692	1/01/1973	WD	Q	V		4,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 S6 FEP=[YR=2008] W30 S14 E30 N14\$ S14 W30 N14 W13 S44 E30 FOP=[YR=1993] S24 E7 FGR=[YR=1993] E24 N24 W24 S24\$ N24 W7\$ E31 N50\$.									