

PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 2246/440

ROSENGARTEN FAMILY REV TRUST/ROSENGARTEN MICHAEL J
2450 HIDDEN RIVER LANE
FRANKLIN, TN 37069

2026

29-2N-25-0000-0010-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	03	PLASTER 20
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	8	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Quotaency	00	OWNERS OCC 00 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	72,422
CAN	200	30	1994	60	4,345
PTO	120	5	2008	6	435
PTO	240	5	2008	12	869
SFB	1,380	80	1993	1,104	79,954
TOTALS	2,940			2,182	158,025

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0430	CL FNC 6B	0	0	0	138.00	LF	9.70	9.70	100	2009
2	0466	FNC GT 20'	0	0	0	1.00	UT	750.00	750.00	100	2009
3	0803	ASPHALT C	0	0	0	1,587.00	SF	2.00	2.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0006	CH	43.00	100.00	8,166.00	SF	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,182	103.2412	154.09	336,224	1962	1987	0	0	53.00	47.00
1 OFFICE 0% - 0 Heated Area: 2104 HX Base Yr											
45492 DIXIE AVE, CALLAHAN											
BLD DATE 10/30/2020 KK LGL DATE 05/12/2026 DC XF DATE 10/30/2020 KK LAND DATE INC DATE AG DATE											

TOTAL OB/XF 3,599											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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Total Acres: 0.00 Total Land Value: 45,321 Market: 0 Agricultural: 0 Common: 45,321

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		158,025	
TOTAL MARKET OB/XF VALUE		3,599	
TOTAL LAND VALUE - MARKET		45,321	
TOTAL MARKET VALUE		206,945	
SOH/AGL Deduction		0	
ASSESSED VALUE		206,945	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		206,945	
TOTAL JUST VALUE		206,945	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		204,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2385	ADDITION	2,000	08/29/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2246/0440	12/27/2018	WD	Q	I	01	210,000	
GRANTOR: HWK MECHANICAL INC							
GRANTEE: ROSENGARTEN FAMILY							
1602/1707	1/28/2009	WD	U	I	30	170,000	
GRANTOR: FIRST COAST HOOD CLEA							
GRANTEE: HWK MECHANICAL INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2008] W3 S80 E3 CAN=[YR=1994] S6 E30 N6 BAS=[YR=1993] N34 SFB=[YR=1993] N46 PTO=[YR=2008] N4 W30 S4 E30 \$ W30 S46 E30 \$ W30 S34 E12 U4 R1 E4 R1 D4 E12 \$ W12 U4 L1 W4 L1 D4 W12 \$ N80 \$.											

TOTAL OB/XF 3,599											
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