PT OF LOT 5
IN OR 755 PG 31
FLA LAND SYNDICATE SUB PB 0/42

WHIPP CAROLYN A
4602 STOCKARD RD
CULLEOKA, TN 38451

2026

37-1N-25-2940-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

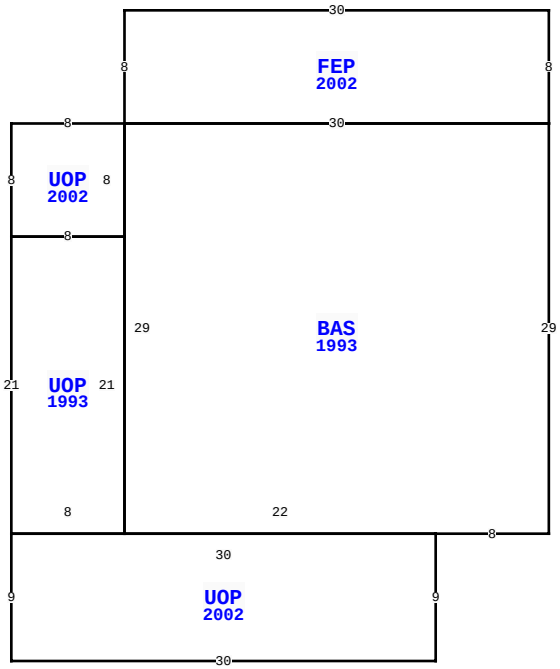
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	1993	870	67,715
FEP	240	80	2002	192	14,944
UOP	168	20	1993	34	2,646
UOP	64	20	2002	13	1,012
UOP	270	20	2002	54	4,203
TOTALS	1,612			1,163	90,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,163	100.1700	105.18	122,324	1950	1950	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 2024 Heated Area: 870 HX Base Yr



54112 PARKS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	90,520
TOTAL MARKET OB/XF VALUE	3,226
TOTAL LAND VALUE - MARKET	97,000
TOTAL MARKET VALUE	190,746
SOH/AGL Deduction	4,822
ASSESSED VALUE	185,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,924
TOTAL JUST VALUE	190,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0755/0031	3/26/1996	WD	U	I	07	100
GRANTOR: SCARBOROUGH MAEDEAN						
GRANTEE: WHIPP WALTER & CARO						
0753/0329	3/04/1996	WD	U	I	07	100
GRANTOR: WHIPP WALTER R & CARO						
GRANTEE: WHIPP WALTER R & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2002] W30 S8 UOP=[YR=2002] W8 S8 UOP=[YR=1993] S21 UOP=[YR=2002] S9 E30 N9 BAS=[YR=1993] E8 N29 W30 S29 E22$ W30$ E8 N21 W8$ E8 N8$ E30 N8$.

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	0	0	0	300.00	SF	15.00	15.00	100	1980	1980	3	20	900	
2	0681	POLE SHED	0	0	0	0	304.00	SF	15.00	15.00	100	1980	1980	3	20	912	
3	0350	CARPORT WD	0	0	0	0	236.00	SF	13.00	13.00	100	1984	1984	3	20	614	
4	0351	CARPORT MT	0	0	0	0	400.00	SF	10.00	10.00	100	2004	2004	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 3,226

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	0005	OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	50,000.00	50,000.00	97,000							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 1.94 Total Land Value: 97,000 Market: 0 Agricultural: 0 Common: 97,000 PRINTED 07/09/2026 BY SYS