

**CUSHMAN ELVIN WILLIAM**  
PO BOX 149  
CALLAHAN, FL 32011-0149

# 2023

**03-1N-25-0000-0002-0000**

| BUILDING CHARACTERISTICS |  |    |  |              |  |      |  |     |  | MARKET ADJUSTMENTS |  |             |  |                |  |                |  |     |  | NASSAU COUNTY PROPERTY |  |      |  |      |  |  |  |      |  | PAGE 1 of 1 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------|--|----|--|--------------|--|------|--|-----|--|--------------------|--|-------------|--|----------------|--|----------------|--|-----|--|------------------------|--|------|--|------|--|--|--|------|--|-------------|--|-------------------|--|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |  | CD |  | CONSTRUCTION |  | TYPE |  | MDL |  | EFF. AREA          |  | TOT ADJ PTS |  | EFF. BASE RATE |  | REPL. COST NEW |  | AYB |  | EYB                    |  | ECON |  | FNCT |  |  |  | NORM |  | % COND      |  | VALUATION SUMMARY |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | Tax Group: 6              |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |              |  |      |  |     |  |                    |  |             |  |                |  |                |  |     |  |                        |  |      |  |      |  |  |  |      |  |             |  |                   |  |                           |  |  |  |  |  |  |  |  |  |  |  |