

OLDAKER KATHY W
44187 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-2786-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0800		02		1,916		117.6000		82.32		157,725		1996		2001		0		0		0		50.00		50.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ - 100% - 2012																								Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					78,862				
Interior Wall		04		PLYWOOD 100																												TOTAL MARKET OB/XF VALUE					15,782				
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					60,300				
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					154,944				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					82,542				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					72,402				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 47,402				
Bathrooms				2 100																												BASE TAXABLE VALUE					25,000				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					154,944				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					113,574				