

BEAM KERI L & JACOB W
44003 BREEZY LANE
CALLAHAN, FL 32011

06-1N-25-199S-0234-0000

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	20	FACE BRICK 100		0900	01	1,931	106.8200	126.85	244,947	2019	2019			0	0	2.25	97.75	VALUATION BY					STANDARD																				
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2020												Heated Area: 1680					HX Base Yr 2020																						
Roof Cover	03	COMP SHNGL 100																																									
Interior Wall	05	DRYWALL 100																Tax Group: 6					Tax Dist:																				
Interior Floo	08	SHT VINYL 100																BUILDING MARKET VALUE					239,436																				
Air Condition	03	CENTRAL 100																TOTAL MARKET OB/XF VALUE					5,251																				
Heating Type	04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET					40,000																				
Bedrooms	3	100																TOTAL MARKET VALUE					284,687																				
Bathrooms	2	100																SOH/AGL Deduction					81,705																				
Frame	02	WOOD FRAME 100																ASSESSED VALUE					202,982																				
Stories	1.	1. 100																TOTAL EXEMPTION VALUE					HX HB																				
Units	0	100																BASE TAXABLE VALUE					152,982																				