

ROYSE CHARLES W & MARION B
54221 PELICAN ROAD
CALLAHAN, FL 32011

10-1N-25-2880-0002-0190

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		16		WD FR STUC 100		0820		02		1,794		123.4000		80.21		143,897		1975		1980		0		0		0 70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 100%		- 2016				Heated Area: 1632														Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					43,169				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14		CARPET 60																										TOTAL LAND VALUE - MARKET					35,000				
Interior Floo		08		SHT VINYL 40																										TOTAL MARKET VALUE					78,169				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					78,169				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					13 78,169				
Bathrooms				2 100																										BASE TAXABLE VALUE					0				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					78,169				
Stories		0		0 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					66,878				