

YARBROUGH STEPHANIE A & MARK R
34058 TABBY CT
CALLAHAN, FL 32011

14-1N-24-2180-0070-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD														
Exterior Wall	30	0800	02	1,404	148.2000	103.74	145,651	2020	2020	0	0	0	2.00	98.00	Tax Group: 6	Tax Dist:													
Roof Structur	03	1 M/H 94+ - 100% - 2023													Heated Area: 1404					HX Base Yr 2023									
Roof Cover	03	27 BAS 2020 27													BUILDING MARKET VALUE					142,738									
Interior Wall	05														TOTAL MARKET OB/XF VALUE					0									
Interior Floo	08														TOTAL LAND VALUE - MARKET					30,300									
Air Condition	03														TOTAL MARKET VALUE					173,038									
Heating Type	04														SOH/AGL Deduction					0									
Bedrooms	3														ASSESSED VALUE					173,038									
Bathrooms	2														TOTAL EXEMPTION VALUE					HX HB 50,000									
Frame	02														BASE TAXABLE VALUE					123,038									
Stories	1.														TOTAL JUST VALUE					173,038									
Units	0														NCON VALUE					0									
		INCOME VALUE																											
		PREVIOUS YEAR MKT VALUE					119,966																						
Quality															06	Quality Level 06													
DOR CODE															0200	MOBILE HOME													
MAP NUM																MKT AREA			08										
NEIGHBORHOOD/LOC															8005.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,404	100	1,404	142,738																									
TOTALS															1,404		1,404	142,738											
EXTRA FEATURES															34058 TABBY CT, CALLAHAN														
L N	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													