

BLACKSHEAR JOHN D JR & MONIKA
43154 WOODLAND LANE
CALLAHAN, FL 32011

16-1N-25-2900-0031-0000

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																					
																								VALUATION BY										STANDARD										
																									Tax Group: 6										Tax Dist:									
																									BUILDING MARKET VALUE										0									
																									TOTAL MARKET OB/XF VALUE										7,168									
																									TOTAL LAND VALUE - MARKET										11,200									
																									TOTAL MARKET VALUE										18,368									
																									SOH/AGL Deduction										6,534									
																									ASSESSED VALUE										11,834									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										11,834									
																									TOTAL JUST VALUE										18,368									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										13,484									