

NICHOLS GARY L & KATHLEEN P
43113 FREEDOM DRIVE
CALLAHAN, FL 32011

16-1N-25-2910-0019-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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		792		112.2000		78.54		62,204		1990		1990		0		0		70.00		30.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100						2 M/H 94+ - 0% - 0						Heated Area: 792												HX Base Yr		Tax Group: 6					Tax Dist:					
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					70,942					
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					7,415					
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					58,680					
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					137,037					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					63,912					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					73,125					
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 33,463					
Bathrooms				1 100																										BASE TAXABLE VALUE					39,662					
Frame				N/A 100																										TOTAL JUST VALUE					137,037					
Stories		1.		1. 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					113,714					