

HANSON THOMAS & MOLLY
43275 PINWOOD CT
CALLAHAN, FL 32011

16-1N-25-2912-0008-0090

[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		19		COMMON BRK 70		6500		06		540		119.0666		41.67		22,502		1988		1988		0		0		50.00		50.00		VALUATION BY					STANDARD				
Exterior Wall		02		WALL BOARD 30		2		GARAGE RES - 100% - 2009								Heated Area: 0										HX Base Yr 2009		Tax Group: 6					Tax Dist:						
Roof Structur		07		GAMBREL 100																								BUILDING MARKET VALUE					281,251						
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE					22,286						
Interior Wall		01		MINIMUM 100																								TOTAL LAND VALUE - MARKET					50,000						
Interior Floo		03		CONC FINSH 100																								TOTAL MARKET VALUE					353,537						
Ceiling		04		NONE 100																								SOH/AGL Deduction					160,652						
Air Condition		01		NONE 100																								ASSESSED VALUE					192,885						
Heating Type		01		NONE 100																								TOTAL EXEMPTION VALUE					HX HB 50,000						
Plumbing		02		WOOD FRAME 100																								BASE TAXABLE VALUE					142,885						
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE					353,537						
Story Height				0 100																								NCON VALUE					0						
RMS				0 100																								INCOME VALUE											
Stories		2.		2. 100																								PREVIOUS YEAR MKT VALUE					268,451						
Class		00		. 100																																			
Units				0 100																																			
BUD8 Adjustme		06		DIST 1D 100																																			
Occupancy		00		NONE 100																																			
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																													08						
NEIGHBORHOOD/LOC		8005.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
UGR		720		50		360		7,501																															
UUS		360		50		180		3,751																															
TOTALS		1,080				540		11,251																															
EXTRA FEATURES																																							
43275 PINWOOD CT, CALLAHAN																																							
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
OB/XF MKT VALUE																																							
NOTES																																							