

WAGNER PAUL R & CONSTANCE M
45030 LAUREL LANE
CALLAHAN, FL 32011

17-2N-25-0000-0003-0130

[illegible]

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										6	
																													VALUATION BY										STANDARD	
																													Tax Group: 6										Tax Dist:	
																													BUILDING MARKET VALUE										70,450	
																													TOTAL MARKET OB/XF VALUE										17,053	
																													TOTAL LAND VALUE - MARKET										110,400	
																													TOTAL MARKET VALUE										148,735	
																													SOH/AGL Deduction										83,216	
																													ASSESSED VALUE										65,519	
																													TOTAL EXEMPTION VALUE										HX HB	31,709
																													BASE TAXABLE VALUE										33,810	
																													TOTAL JUST VALUE										197,903	
																													NCON VALUE										0	
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE										90,628	
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