

SLOAN JOHN B JR
43862 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0002-0050

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																			
Exterior Wall		05		AVERAGE 100		0820		02		2,014		159.6400		103.77		208,993		1988		1998		0		0		0 56.00		44.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 100%		- 0				Heated Area: 2014				HX Base Yr										Tax Group: 6										Tax Dist:									
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE										91,957									
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										37,380									
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET										167,100									
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE										296,437									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										187,048									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										109,389									
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms				2 100																										BASE TAXABLE VALUE										59,389									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										296,437									
Stories		1.		1. 100																										NCON VALUE										0									
Units				0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										187,372									
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		1,832		100		1,832		83,647																																									
FEP		214		85		182		8,310																																									