

PROCTOR LINDA C LVG TRUST/PROCTOR LINDA C TRUSTEE
614912 RIVER ROAD
CALLAHAN, FL 32011

26-2N-24-0000-0014-0000

[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		10		ABOVE AVG 100		0150		01		864		131.7600		65.88		56,920		2010		2010		0		0		5.50		94.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		ACCESORY U		- 0%		- 0		Heated Area: 864		HX Base Yr														Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					244,597				
Interior Wall		06		CUST PANEL 100																										TOTAL MARKET OB/XF VALUE					6,402				
Interior Floo		11		CLAY TILE 100																										TOTAL LAND VALUE - MARKET					444,000				
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					324,804				
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					59,865				
Bedrooms				0 100																										ASSESSED VALUE					264,939				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					0				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					264,939				
Stories		00		0 100																										TOTAL JUST VALUE					694,999				
Units		00		NONE 100																										NCON VALUE					0				
Occupancy																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					228,304				