

PT GOVT LOT 2 & PT OF NW1/4 OF
SEC 29-2N-25E IN OR 1920/497
BEING PARCEL A

SCW CALLAHAN LLC/
531 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

29-2N-25-0000-0013-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		1
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY														
Exterior Wall		17	CB STUCCO 100		1101	04	3,180	106.0800	155.41	494,204	1983	1983		0	30	50.00	20.00	VALUATION BY										STANDARD				
Roof Structur		09	RIDGE FRME 100		1 RETAILSTOR - 0% - 0													Heated Area: 2610										HX Base Yr				
Roof Cover		04	BUILT-UP 100																													

**SCW CALLAHAN LLC/
531 S 6TH ST
FERNANDINA BEACH, FL 32034**

29-2N-25-0000-0013-0020

[illegible]