

REEVES LORETTA
44004 ANDERSON TRAIL
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																							
Exterior Wall	25	MOD METAL 100								0820	02	796	61.3200	39.86	31,729	1973	1973	0	0	0	70.00	30.00	VALUATION BY																																						
Roof Structur	01	FLAT 100								1 M/H 93- - 0% - 0														Heated Area: 696								HX Base Yr								STANDARD																					
Roof Cover	01	MINIMUM 100																														Tax Group: 6								Tax Dist:																					
Interior Wall	04	PLYWOOD 100																														BUILDING MARKET VALUE								9,519																					
Interior Floo	14	CARPET 90																														TOTAL MARKET OB/XF VALUE								576																					
Interior Floo	08	SHT VINYL 10																														TOTAL LAND VALUE - MARKET								58,320																					
Air Condition	01	NONE 100																														TOTAL MARKET VALUE								68,415																					
Heating Type	03	FORCED AIR 100																														SOH/AGL Deduction								10,867																					
Bedrooms		2 100																														ASSESSED VALUE								57,548																					
Bathrooms		2 100																														TOTAL EXEMPTION VALUE								0																					
Frame	02	WOOD FRAME 100																														BASE TAXABLE VALUE								57,548																					
Stories	1.	1. 100																														TOTAL JUST VALUE								68,415																					
Units		0 100																														NCON VALUE								0																					
																																						INCOME VALUE																							
																																														PREVIOUS YEAR MKT VALUE								52,316							