

GRIFFIS ROBERT S/PHILIIPS JOEY T
4900 ELACE ROAD
JACKSONVILLE, FL 32210

37-1N-25-299S-0002-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
																					VALUATION BY					STANDARD													
																					Tax Group: 6					Tax Dist:													
																					BUILDING MARKET VALUE					0													
																					TOTAL MARKET OB/XF VALUE					15,437													
																					TOTAL LAND VALUE - MARKET					45,000													
																					TOTAL MARKET VALUE					60,437													
																					SOH/AGL Deduction					0													
																					ASSESSED VALUE					60,437													
																					TOTAL EXEMPTION VALUE					0													
																					BASE TAXABLE VALUE					60,437													
																					TOTAL JUST VALUE					60,437													
																					NCON VALUE					0													
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE					69,879													
DOR CODE		0001		VAC		W/XFOB																																	
MAP NUM				MKT AREA				08																															
NEIGHBORHOOD/LOC				8026		00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES						54346 ARMSTRONG RD, CALLAHAN																																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							
2	0812	CONCRETE C	0	0	0	0		1,386.00	SF	4.00		4.00	100	1990	1990	3	62	3,437																					
4	0937	WELL	0	0	0	0		1.00	UT	6,000.00		6,000.00	100	1985	1985	3	100	6,000																					
5	0936	SEPTC TANK	0	0	0	0		1.00	UT	6,000.00		6,000.00	100	1985	1985	3	100	6,000																					
LAND DESCRIPTION						TOTAL OB/XF														15,437																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						