

TANNER HENRY
545760 US HWY 1
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4											
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										
Exterior Wall	19	COMMON BRK 70			1101	04	4,823	94.2908	138.14	666,249	1956	1970	0	0	0	50.00	50.00	Tax Group: 4										Tax Dist:														
Exterior Wall	15	CONC BLOCK 30			1 RETAILSTOR - 0% - 0												Heated Area: 4628												BUILDING MARKET VALUE			333,124										
Roof Structur	04	WOOD TRUSS 100			HX Base Yr												TOTAL MARKET OB/XF VALUE												TOTAL LAND VALUE - MARKET			12,020										
Roof Cover	12	MODULAR MT 100															TOTAL MARKET VALUE												SOH/AGL Deduction			32,000										
Interior Wall	03	PLASTER 100															TOTAL MARKET VALUE												ASSESSED VALUE			377,144										
Interior Floo	14	CARPET 70															TOTAL EXEMPTION VALUE												BASE TAXABLE VALUE			134,449										
Interior Floo	03	CONC FINSH 30															TOTAL JUST VALUE												NCON VALUE			242,695										
Ceiling	02	F.NOT SUS 100															INCOME VALUE												PREVIOUS YEAR MKT VALUE			0										
Air Condition	03	CENTRAL 100																														0										
Heating Type	04	AIR DUCTED 100																														0										
Fixtures	8	100																														0										
Frame	03	MASONRY 100																																								