

MCLEAN JERRY & EDITH
450569 SR 200
CALLAHAN, FL 32011

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	17	CB STUCCO 100								0100	01	2,732	104.9280	94.70	258,720	1976	1976	0	0	0	23.00	77.00	VALUATION BY STANDARD																										
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2003										Heated Area: 2532										HX Base Yr 2003																			
Roof Cover	03	COMP SHNGL 100								BAS 1993 FST 1993 FOP 1993																				Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										220,603																			
Interior Floo	14	CARPET 90																		TOTAL MARKET OB/XF VALUE										17,319																			
Interior Floo	11	CLAY TILE 10																		TOTAL LAND VALUE - MARKET										92,750																			
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										330,672																			
Heating Type	04	AIR DUCTED 100								SOH/AGL Deduction										151,693																													
Bedrooms		3 100								ASSESSED VALUE										178,979																													
Bathrooms		3 100								TOTAL EXEMPTION VALUE										HX HB 50,000																													
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE										128,979																													
Stories	1.	1. 100								TOTAL JUST VALUE										330,672																													
Units	0	0 100								NCON VALUE										0																													
BUD8 Adjustme	06	DIST 1D 100								INCOME VALUE																																							
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										287,631																													

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