

BROWN LAWRENCE L & VERONICA A
54029 BAYLAND DR
CALLAHAN, FL 32011

46-2N-25-0240-0014-0000

[illegible]

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BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		672		72.1050		25.24		16,961		2021		2021		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 100%		- 2022		Heated Area: 600		HX Base Yr																Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					359,570				
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					16,013				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					60,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					435,583				
Heating Type		01		NONE 100																										SOH/AGL Deduction					0				
Bedrooms				0 100																										ASSESSED VALUE					435,583				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					13				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					0				
Stories		1.		1. 100																										TOTAL JUST VALUE					435,583				
Units				0 100																										NCON VALUE					0				
Occupancy		00		NONE 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					347,848				