

CALDWELL ELBA H L/E/
56567 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

48-3N-25-4195-0012-0000

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														
																					Tax Group: 4					Tax Dist:														
																					BUILDING MARKET VALUE					0														
																					TOTAL MARKET OB/XF VALUE					12,322														
																					TOTAL LAND VALUE - MARKET					45,000														
																					TOTAL MARKET VALUE					57,322														
																					SOH/AGL Deduction					28,165														
																					ASSESSED VALUE					29,157														
																					TOTAL EXEMPTION VALUE					0														
																					BASE TAXABLE VALUE					29,157														
																					TOTAL JUST VALUE					57,322														
																					NCON VALUE					0														
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE					52,580														
DOR CODE		0001	VAC W/XFOB																																					
MAP NUM			MKT AREA																		05																			
NEIGHBORHOOD/LOC		5011.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				