

CALDWELL ELBA
56567 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

48-3N-25-4195-0020-0000

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					5,392				
																									TOTAL LAND VALUE - MARKET					45,000				
																									TOTAL MARKET VALUE					50,392				
																									SOH/AGL Deduction					28,323				
																									ASSESSED VALUE					22,069				
																									TOTAL EXEMPTION VALUE					0				
																									BASE TAXABLE VALUE					22,069				
																									TOTAL JUST VALUE					50,392				
																									NCON VALUE					0				
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE					47,700				