

LOT 8 (EX N'LY 20FT OF W'LY
208FT, OR 899-1349)
IN OR 2626/1992

BISHOP DUSTIN SCOTT & BRIANA LEIGH
55047 DEER RUN ROAD
CALLAHAN, FL 32011

2024

04-1N-25-2760-0008-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																
																	VALUATION BY STANDARD																																
DOR CODE		0000			VACANT												Tax Group: 6		Tax Dist:																														
MAP NUM																	BUILDING MARKET VALUE		0																														
NEIGHBORHOOD/LOC		8006.00															TOTAL MARKET OB/XF VALUE		0																														
AREA TYPE		TOTAL GROSS AREA			PCT OF BASE			TOT ADJ AREA			SUBAREA MARKET VALUE			TOTAL LAND VALUE - MARKET		66,938																																	
														TOTAL MARKET VALUE		66,938																																	
														SOH/AGL Deduction		3,937																																	
														ASSESSED VALUE		63,001																																	
														TOTAL EXEMPTION VALUE		0																																	
														BASE TAXABLE VALUE		63,001																																	
														TOTAL JUST VALUE		66,938																																	
														NCON VALUE		0																																	
														INCOME VALUE																																			
														PREVIOUS YEAR MKT VALUE		70,875																																	
TOTALS																	2601 HTD/ 680 FGR/ 546 FOP																																
EXTRA FEATURES					44008 PAPA TOM LN, CALLAHAN												PERMIT NUM DESCRIPTION AMT ISSUED																																
L N		OB/XF CODE			DESCRIPTION			BLD CAP			L W			UNITS			UT			Adj R			ADJ UNIT PRICE			ORIG COND			YEAR ON			YEAR ACTUAL			Q			% COND			OB/XF MKT VALUE			NOTES					