

MCFARLIN SHAWN PATRICK
44336 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2780-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
Exterior Wall	03	05	AVERAGE 100	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2018					Heated Area: 2356					HX Base Yr 2018					VALUATION BY					STANDARD				
Roof Structur	03	05	COMP SHNGL 100	05	DRYWALL 100																Tax Group: 6					Tax Dist:				
Roof Cover	03	05	DRYWALL 100	05	SHT VINYL 80																BUILDING MARKET VALUE					194,771				
Interior Wall	05	08	SHT VINYL 80	08	CARPET 20																TOTAL MARKET OB/XF VALUE					0				
Interior Floo	08	14	CARPET 20	14	CENTRAL 100																TOTAL LAND VALUE - MARKET					81,900				
Interior Floo	14	03	CENTRAL 100	03	AIR DUCTED 100																TOTAL MARKET VALUE					276,671				
Air Condition	03	04	AIR DUCTED 100	04																	SOH/AGL Deduction					132,298				
Heating Type	04																				ASSESSED VALUE					144,373				
Bedrooms			4 100																		TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms			2 100																		BASE TAXABLE VALUE					94,373				
Frame	02		WOOD FRAME 100																		TOTAL JUST VALUE					276,671				
Stories		1.	1. 100																		NCON VALUE					0				
Units		0	0 100																		INCOME VALUE									
Occupancy	00		NONE 100																		PREVIOUS YEAR MKT VALUE					240,959				