

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	05	AVERAGE 100								0100	01	1,171	115.5400	109.76	128,529	1934	1994	0	0	0	14.25	85.75								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2017										Heated Area: 1072										
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2017										
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	08	SHT VINYL 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		2 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												

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04-1N-25-2800-0063-0010

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