

BORDER RITA & DAVID
46641 SAULS RD
CALLAHAN, FL 32011

04-2N-25-0240-0001-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		25		MOD METAL 100		6500		01		565		55.0000		19.25		10,876		2019		2019		0		0		4.00		96.00		VALUATION BY					STANDARD					
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2024								Heated Area: 400										HX Base Yr 2020		Tax Group: 6					Tax Dist:							
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					477,795					
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					10,737					
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					97,600					
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					586,132					
Heating Type		01		NONE 100																										SOH/AGL Deduction					214,173					
Bedrooms				0 100																										ASSESSED VALUE					371,959					
Bathrooms				0 100																								HX HB		TOTAL EXEMPTION VALUE					50,000					
Frame		05		STEEL 100																										BASE TAXABLE VALUE					321,959					
																														TOTAL JUST VALUE					586,132					
																														NCON VALUE					10,441					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					515,138					