

HOWARTER NANCY
44091 CAULKINS DR
CALLAHAN, FL 32011

06-1N-25-199S-0162-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		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	06	BD/BATTEN 100		0820	02	1,104	105.2000	73.64	81,299	1988	1988		0		0	70.00	30.00	VALUATION BY					STANDARD										
Roof Structur	03	GABLE/HIP 100		1 M/H 93- - 100% - 2017										Heated Area: 1104					HX Base Yr 2017					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100		48 23 48 23 BAS 2001										BUILDING MARKET VALUE					24,390														
Interior Wall	04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE					4,700														
Interior Floo	14	CARPET 80												TOTAL LAND VALUE - MARKET					30,000														
Interior Floo	08	SHT VINYL 20												TOTAL MARKET VALUE					59,090														
Air Condition	03	CENTRAL 100												SOH/AGL Deduction					27,583														
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE					31,507														
Bedrooms		3 100												TOTAL EXEMPTION VALUE					31,507					HX HB WX SX									
Bathrooms		1 100												BASE TAXABLE VALUE					0														
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE					59,090														
Stories		1. 1. 100												NCON VALUE					0														
Units		0 100		INCOME VALUE																													
				PREVIOUS YEAR MKT VALUE					67,459																								