

MATHEWS CHRISTOPHER H & EVA N
44091 RED OAK COURT
CALLAHAN, FL 32011

06-1N-25-199S-0196-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD									
Exterior Wall		05		AVERAGE 100		0800		02		1,344		115.2000		86.40		116,122		2001		2006		0		0		42.00		58.00		Tax Group: 6		Tax Dist:							
Roof Structur		03		GABLE/HIP 100		2		M/H 94+		- 100%		- 2007		Heated Area: 1296		HX		Base Yr		2007								BUILDING MARKET VALUE		67,351									
Roof Cover		01		MINIMUM 100																								TOTAL MARKET OB/XF VALUE		795									
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET		60,000									
Interior Floo		14		CARPET 80																								TOTAL MARKET VALUE		128,146									
Interior Floo		08		SHT VINYL 20																								SOH/AGL Deduction		72,672									
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		55,474									
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 30,474									
Bedrooms				3 100																								BASE TAXABLE VALUE		25,000									
Bathrooms				2 100																								TOTAL JUST VALUE		128,146									
Frame		02		WOOD FRAME 100																								NCON VALUE		0									
Stories		1.		1. 100																								INCOME VALUE											
Units				0 100																								PREVIOUS YEAR MKT VALUE		145,942									