

MULLEN JACQUELYN M
451625 OLD DIXIE HWY
CALLAHAN, FL 32011

11-2N-24-2020-0055-0000

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													
																				VALUATION BY					STANDARD							
																				Tax Group: 6					Tax Dist:							
																				BUILDING MARKET VALUE					0							
																				TOTAL MARKET OB/XF VALUE					0							
																				TOTAL LAND VALUE - MARKET					163,020							
																				TOTAL MARKET VALUE					4,676							
																				SOH/AGL Deduction					0							
																				ASSESSED VALUE					4,676							
																				TOTAL EXEMPTION VALUE					0							
																				BASE TAXABLE VALUE					4,676							
																				TOTAL JUST VALUE					163,020							
																				NCON VALUE					0							
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE					163,020							
DOR CODE		5501		TIMBER 2-2 SI 80-89																												
MAP NUM					MKT AREA						08																					
NEIGHBORHOOD/LOC		8001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																
EXTRA FEATURES						451625 OLD DIXIE HWY, CALLAHAN																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
LAND DESCRIPTION										TOTAL OB/XF										0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	8.58	AC		1.00	1.00	1.00	545.00	545.00	4,676															
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.58	AC		1.00	1.00	1.00	19,000.00	19,000.00	163,020															