

OBRIEN LARRY/NEIDHART JEREMY
PO BOX 1506
CALLAHAN, FL 32011

13-2N-24-0000-0002-0280

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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		1,500		55.1310		19.30		28,950		2014		2014		0		0		10.00		90.00		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		3		GARAGE RES - 100% - 2019								Heated Area: 1500														STANDARD									
Roof Cover		12		MODULAR MT 100																										Tax Group: 6									
Interior Wall				N/A 100																										Tax Dist:									
Interior Floor		03		CONC FINSH 100																										BUILDING MARKET VALUE									
Air Condition		99		N/A 100																										TOTAL MARKET OB/XF VALUE									
Heating Type				N/A 100																										TOTAL LAND VALUE - MARKET									
Bedrooms				0 100																										TOTAL MARKET VALUE									
Bathrooms				0.5 100																										SOH/AGL Deduction									
Frame		05		STEEL 100																										ASSESSED VALUE									
Stories		0		0 100																										TOTAL EXEMPTION VALUE									
Units				0 100																										BASE TAXABLE VALUE									
Occupancy		00		NONE 100																										TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																										08									
NEIGHBORHOOD/LOC				8001.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,500		100		1,500		26,055																															

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