

ADDISON BENJAMIN/WATSON JOY DONELLE ET AL
43448 RATLIFF ROAD
CALLAHAN, FL 32011

16-1N-25-2900-0027-0000

[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		AP		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		25		MOD METAL 100		0820		02		924		65.1000		45.57		42,107		1982		1982		0		0		10		70.00		20.00		VALUATION BY					STANDARD								
Roof Structur		01		FLAT 100		2 M/H 93- - 25% - 2024										Heated Area: 924										HX Base Yr 2024										Tax Group: 6					Tax Dist:				
Roof Cover		01		MINIMUM 100		14 66 14 66 BAS 1993										BUILDING MARKET VALUE										116,428																			
Interior Wall		04		PLYWOOD 100												TOTAL MARKET OB/XF VALUE										0																			
Interior Floo		08		SHT VINYL 100												TOTAL LAND VALUE - MARKET										75,320																			
Air Condition		03		CENTRAL 100												TOTAL MARKET VALUE										191,748																			
Heating Type		04		AIR DUCTED 100												SOH/AGL Deduction										0																			
Bedrooms				3 100												ASSESSED VALUE										191,748																			
Bathrooms				2 100												TOTAL EXEMPTION VALUE										25,000																			
Frame				N/A 100												BASE TAXABLE VALUE										166,748																			
Stories		1.		1. 100												TOTAL JUST VALUE										191,748																			
Units				0 100												NCON VALUE										108,007																			
						INCOME VALUE																																							
						PREVIOUS YEAR MKT VALUE										86,491																													