

CASON GARY/MALES DENISE PRICE
44759 WOODRIDGE DR
CALLAHAN, FL 32011

16-1N-25-2912-0005-0150



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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD	05	AVERAGE 100	03	GABLE/HIP 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD					
Exterior Wall	03	03	AVERAGE 100	03	GABLE/HIP 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	Tax Group: 6	Tax Dist:					
Roof Structur	03	03	GABLE/HIP 100	03	GABLE/HIP 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	BUILDING MARKET VALUE	90,864					
Roof Cover	12	12	MODULAR MT 100	12	MODULAR MT 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	TOTAL MARKET OB/XF VALUE	15,302					
Interior Wall	05	05	DRYWALL 100	05	DRYWALL 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	TOTAL LAND VALUE - MARKET	50,000					
Interior Floo	14	14	CARPET 70	14	CARPET 70	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	TOTAL MARKET VALUE	156,166					
Interior Floo	03	03	CONC FINSH 30	03	CONC FINSH 30	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	SOH/AGL Deduction	38,185					
Air Condition	99	99	N/A 100	99	N/A 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	ASSESSED VALUE	117,981					
Heating Type	01	01	NONE 100	01	NONE 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	TOTAL EXEMPTION VALUE	50,000					
Bedrooms			0 100		0 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	BASE TAXABLE VALUE	67,981					
Bathrooms			0 100		0 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	TOTAL JUST VALUE	156,166					
Frame	02	02	WOOD FRAME 100	02	WOOD FRAME 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	NCON VALUE	0					
Stories	1.	1.	1. 100	1.	1. 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	INCOME VALUE						
Units	00	00	NONE 100	00	NONE 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75	PREVIOUS YEAR MKT VALUE	142,801					
Occupancy	00	00	NONE 100	00	NONE 100	3	ACCESORY U - 100% - 2001	Heated Area: 504	HX Base Yr 2001	0150	01	984	88.7760	44.39	43,680	1982	1987	0	0	0	16.25	83.75							