

WESTENDORF MEAGEN D & JOHN S
43227 RATLIFF RD
CALLAHAN, FL 32011

20-1N-25-0000-0006-0000

[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		NORM		% COND		VALUATION SUMMARY															
Exterior Wall		15		CONC BLOCK 70		0150		01		312		67.5900		33.80		10,546		1970		1975		0		0		22.58		77.42		VALUATION BY					STANDARD										
Exterior Wall		05		AVERAGE 30		2 ACCESSORY U - 0% - 2024										Heated Area: 312										HX Base Yr 2024																			
Roof Structur		02		SHED 100		24 13 BAS 1993 24 13																														Tax Group: 6					Tax Dist:				
Roof Cover		02		ROLL COMP 100																																BUILDING MARKET VALUE					239,297				
Interior Wall		05		DRYWALL 100																																TOTAL MARKET OB/XF VALUE					13,027				
Interior Floo		08		SHT VINYL 100																																TOTAL LAND VALUE - MARKET					115,850				
Air Condition		01		NONE 100																																TOTAL MARKET VALUE					368,174				
Heating Type		01		NONE 100																																SOH/AGL Deduction					40,561				
Bedrooms				0 100																																ASSESSED VALUE					327,613				
Bathrooms				0 100																																TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame		01		TYP WD 100																																BASE TAXABLE VALUE					277,613				
Stories		1.		1. 100																																TOTAL JUST VALUE					368,174				
Units		00		0 100																						NCON VALUE					0														
Occupancy		00		NONE 100																						INCOME VALUE																			
																										PREVIOUS YEAR MKT VALUE					365,414														