

SHAD WILLIAM A JR & TERRI L
33440 MEADOWS LANE
CALLAHAN, FL 32011

23-1N-24-2180-1296-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	6																
ELEMENT	CD	CONSTRUCTION										VALUATION SUMMARY										VALUATION BY										STANDARD															
Exterior Wall	20	FACE BRICK 100										0900	01	1,907	101.8710	127.34	242,837	1998	1998	0	0	18.75	81.25	Tax Group: 6					Tax Dist:																		
Roof Structur	03	GABLE/HIP 100										1 SNGL FAM - 100% - 2008										Heated Area: 1737										197,305															
Roof Cover	05	COMP SHNGL 100										15 34 8 34 41 33 49 6 6 49 FOP 1998 BAS 1998 FOP 1998												HX Base Yr 2008										BUILDING MARKET VALUE					TOTAL MARKET OB/XF VALUE					21,806			
Interior Wall	03	DRYWALL 100																							TOTAL MARKET VALUE - MARKET					TOTAL MARKET VALUE					105,830												
Interior Floo	11	CLAY TILE 50																							SOH/AGL Deduction					TOTAL LAND VALUE - MARKET					324,941												
Interior Floo	14	CARPET 50																							ASSESSED VALUE					TOTAL MARKET VALUE					146,122												
Air Condition	03	CENTRAL 100																							TOTAL EXEMPTION VALUE					TOTAL MARKET VALUE					178,819												
Heating Type	04	AIR DUCTED 100																							BASE TAXABLE VALUE					TOTAL EXEMPTION VALUE					50,000												
Bedrooms		3 100																							TOTAL JUST VALUE					BASE TAXABLE VALUE					128,819												
Bathrooms		2 100																							NCON VALUE																						