

SALIS MARY ANN & IVAN R
P O BOX 1423
CALLAHAN, FL 32011-1423

29-2N-25-3160-0002-0053

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION																				PAGE 2 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	05	AVERAGE 100								0150	01	552	119.9000	59.95	33,092	1989	1989	0	0	15.75	84.25	VALUATION BY STANDARD									
Roof Structure	03	GABLE/HIP 100								2 ACCESSORY U - 0% - 0										Heated Area: 552 HX Base Yr											
Roof Cover	05	COMP SHNGL 100								-46- -46- 12 12 BAS 1993										Tax Group: 1 Tax Dist:											
Interior Wall	03	DRYWALL 100																		BUILDING MARKET VALUE 129,943											
Interior Floor	08	SHT VINYL 100																		TOTAL MARKET OB/XF VALUE 0											
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET 52,500											
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE 182,443											
Bedrooms	01	1 100																		SOH/AGL Deduction 87,857											
Bathrooms	02	1 100								ASSESSED VALUE 94,586																					
Frame	02	WOOD FRAME 100								TOTAL EXEMPTION VALUE HX HB 41,706																					
Stories	1.	1. 100								BASE TAXABLE VALUE 52,880																					
Units	00	0 100								TOTAL JUST VALUE 182,443																					
Occupancy	00	NONE 100								NCON VALUE 0																					
										INCOME VALUE																					
										PREVIOUS YEAR MKT VALUE 163,020																					