

BEZODA LLC
541300 US HWY 1
CALLAHAN, FL 32011

29-2N-25-3200-0001-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
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		30	VINYL 100		0820	02		924	101.2000	70.84	65,456	1989	1989		0	0	70.00	30.00	VALUATION BY																									
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0										Heated Area: 924										HX Base Yr																			
Roof Cover		01	MINIMUM 100		14 66 66 14 BAS 2019																				Tax Group: 1										Tax Dist:									
Interior Wall		04	PLYWOOD 100												BUILDING MARKET VALUE										19,637																			
Interior Floo		08	SHT VINYL 70												TOTAL MARKET OB/XF VALUE										3,638																			
Interior Floo		14	CARPET 30												TOTAL LAND VALUE - MARKET										63,000																			
Air Condition		01	NONE 100												TOTAL MARKET VALUE										86,275																			
Heating Type		01	NONE 100												SOH/AGL Deduction										34,218																			
Bedrooms			2 100												ASSESSED VALUE										52,057																			
Bathrooms			2 100												TOTAL EXEMPTION VALUE										0																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										52,057																			
Stories		1.	1. 100												TOTAL JUST VALUE										86,275																			
Units			0 100		NCON VALUE										0																													
					INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										66,924																													