

BAIN JOAN/LINDSEY DAVID & JENNIFER
PO BOX 1414
CALLAHAN, FL 32011

31-2N-25-2920-0002-0052

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										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 BY				STANDARD																								
Exterior Wall		30	VINYL 100			0800	02	1,080	128.0400		96.03		103,712	1995	1995	0	0	0	70.00	30.00	Tax Group: 6				Tax Dist:																				
Roof Structur		03	GABLE/HIP 100			3 M/H 94+ - 100% - 0										Heated Area: 1080										HX Base Yr																			
Roof Cover		03	COMP SHNGL 100			27 40 27 40 BAS 2013																				BUILDING MARKET VALUE										94,810									
Interior Wall		05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE										30,997									
Interior Floo		14	CARPET 60																							TOTAL LAND VALUE - MARKET										130,080									
Interior Floo		08	SHT VINYL 40																							TOTAL MARKET VALUE										255,887									
Air Condition		03	CENTRAL 100																							SOH/AGL Deduction										110,549									
Heating Type		04	AIR DUCTED 100																							ASSESSED VALUE										145,338									
Bedrooms			3 100																							TOTAL EXEMPTION VALUE										HX HB WX 55,000									
Bathrooms			2 100																							BASE TAXABLE VALUE										90,338									
Frame		02	WOOD FRAME 100																							TOTAL JUST VALUE										255,887									
Stories		0	0 100																							NCON VALUE										0									
Units			0 100			INCOME VALUE																																							
						PREVIOUS YEAR MKT VALUE										257,533																													
Quality		04	Quality Level 04																																										
DOR CODE		0100	SINGLE FAMILY																																										
MAP NUM			MKT AREA			08																																							
NEIGHBORHOOD/LOC			8001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,080	100	1,080	31,114																																									