

REVIEW DATE: 06/01/2022 BY: KBA Total Acres: 19.62 Total Land Value: 274,680 Market: 0 Agricultural: 0 Common: 274,680 PRINTED 08/06/2024 BY SYS

GETZ CHRISTOPHER W & TANYA D
541530 LEM TURNER RD
CALLAHAN, FL 32011

34-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3									
05 AVERAGE 100										6500 01 1,760 63.0000 22.05 38,808 2003 2003 0 0 0 30.00 70.00										VALUATION BY STANDARD									
03 GABLE/HIP 100										2 GARAGE RES - 100% - 2018 Heated Area: 1542 HX Base Yr 2018										Tax Group: 6 Tax Dist:									
01 MINIMUM 100																				BUILDING MARKET VALUE 724,000									
01 MINIMUM 100																				TOTAL MARKET OB/XF VALUE 39,709									
02 MIN PLYWD 50																				TOTAL LAND VALUE - MARKET 274,680									
03 CONC FINSH 50																				TOTAL MARKET VALUE 1,038,389									
01 NONE 100																				SOH/AGL Deduction 318,716									
01 NONE 100																				ASSESSED VALUE 719,673									
0 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
0 100																				BASE TAXABLE VALUE 669,673									
02 WOOD FRAME 100																				TOTAL JUST VALUE 1,038,389									
2. 2. 100																				NCON VALUE 0									
0 100																				INCOME VALUE									
00 NONE 100																				PREVIOUS YEAR MKT VALUE 1,009,791									

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