



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	25	MOD METAL 100	0820	02	1,576	98.2000	68.74	108,334	1974	1974	0	0	0	70.00	30.00	VALUATION BY																					
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 100% - 2021										Heated Area: 1308					HX Base Yr 2021					STANDARD														
Roof Cover	01	MINIMUM 100																Tax Group: 6										Tax Dist:									
Interior Wall	04	PLYWOOD 100																BUILDING MARKET VALUE										39,750									
Interior Floor	14	CARPET 80																TOTAL MARKET OB/XF VALUE										10,325									
Interior Floor	08	SHT VINYL 20																TOTAL LAND VALUE - MARKET										160,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE										210,075									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction										94,521									
Bedrooms		3 100																ASSESSED VALUE										115,554									
Bathrooms		2 100																TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE										65,554									
Stories	1.	1. 100																TOTAL JUST VALUE										210,075									
Units	0	0 100																NCON VALUE										0									
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																																		
															PREVIOUS YEAR MKT VALUE										209,621												

HARRIS JOYCE J/HARRIS STEPHEN M
34647 OLD BALDWIN RD
CALLAHAN, FL 32011

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