

MCKINLEY PAUL & LAURA J
54444 FOURACRE CIRCLE
CALLAHAN, FL 32011

37-1N-25-296B-0003-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6				
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT				NORM	% COND		VALUATION SUMMARY						6		
																												VALUATION BY						STANDARD		
																												Tax Group: 6						Tax Dist:		
																												BUILDING MARKET VALUE						165,557		
																												TOTAL MARKET OB/XF VALUE						25,339		
																												TOTAL LAND VALUE - MARKET						45,000		
																												TOTAL MARKET VALUE						235,896		
																												SOH/AGL Deduction						93,409		
																												ASSESSED VALUE						142,487		
																										HX		HB		TOTAL EXEMPTION VALUE						50,000
																												BASE TAXABLE VALUE						92,487		
																												TOTAL JUST VALUE						235,896		
																												NCON VALUE						0		
																												INCOME VALUE								
																												PREVIOUS YEAR MKT VALUE						229,616		