

PICKETT ELIARD M & EMILY DIANE/WAINRIGHT KELLY A
54243 JERRA ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0007-0190

REVIEW DATE 11/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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												
																						VALUATION BY		STANDARD									
																						Tax Group: 6		Tax Dist:									
																						BUILDING MARKET VALUE		168,180									
																						TOTAL MARKET OB/XF VALUE		12,183									
																						TOTAL LAND VALUE - MARKET		45,000									
																						TOTAL MARKET VALUE		225,363									
																						SOH/AGL Deduction		111,406									
																						ASSESSED VALUE		113,957									
																						TOTAL EXEMPTION VALUE		HX HB		50,000							
																						BASE TAXABLE VALUE		63,957									
																						TOTAL JUST VALUE		225,363									
																						NCON VALUE		0									
																						INCOME VALUE											
																						PREVIOUS YEAR MKT VALUE		218,325									
DOR CODE		0200 MOBILE HOME																															
MAP NUM								MKT AREA					08																				
NEIGHBORHOOD/LOC		8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																												