

CALHOUN ELVIN JR
96283 CALHOUN ROAD
FERNANDINA BEACH, FL 32034

2024

[illegible]

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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	AP	NORM	% COND	VALUATION SUMMARY														
Exterior Wall		05	AVERAGE 100							0820	02	1,152	81.7600	57.23	65,929	1991	1991	0	0	20	70.00	20.00	VALUATION BY														
Roof Structur		03	GABLE/HIP 100							2 M/H 93- - 100% - 2019														Heated Area: 1152													
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2019													
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE													
Interior Floo		14	CARPET 70																					TOTAL MARKET OB/XF VALUE													
Interior Floo		08	SHT VINYL 30																					TOTAL LAND VALUE - MARKET													
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE													
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction													
Bedrooms			3 100																					ASSESSED VALUE													
Bathrooms			2 100																					TOTAL EXEMPTION VALUE													
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE													
Stories		0	0 100																					TOTAL JUST VALUE													
Units		0	0 100																					NCON VALUE													
																								INCOME VALUE													
																								PREVIOUS YEAR MKT VALUE													