

SWANSON ROBERT NEAL & DENISE RENE
54964 OGILVIE RD
CALLAHAN, FL 32011

46-2N-25-0000-0020-0000

[illegible]

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											
																													VALUATION BY											
																													STANDARD											
																													Tax Group: 6											
																													Tax Dist:											
																													BUILDING MARKET VALUE											
																													410,644											
																													TOTAL MARKET OB/XF VALUE											
																													35,260											
																													TOTAL LAND VALUE - MARKET											
																													80,320											
																													TOTAL MARKET VALUE											
																													526,224											
																													SOH/AGL Deduction											
																													47,295											
																													ASSESSED VALUE											
																													478,929											
																													TOTAL EXEMPTION VALUE											
																													0											
																													BASE TAXABLE VALUE											
																													478,929											
																													TOTAL JUST VALUE											
																													526,224											
																													NCON VALUE											
																													0											
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE											
																													511,037											