

EDWARDS JANET MARIE TRUSTEE OF
55325 LITTLE BROOK DR
CALLAHAN, FL 32011

46-2N-25-197D-0013-0090

[illegible]

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	16	WD FR STUC 100	6500	01	576	92.4000	32.34	18,628	2018	2018	0	0	0	5.00	95.00	VALUATION BY	STANDARD															
Roof Structure	03	GABLE/HIP 100	2 GARAGE RES - 100% - 2019										Heated Area: 576					HX Base Yr 2019					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	24 24 24 24 BAS 2018										BUILDING MARKET VALUE					317,203														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					11,339														
Interior Floor	03	CONC FINSH 100											TOTAL LAND VALUE - MARKET					55,000														
Air Condition	01	NONE 100											TOTAL MARKET VALUE					383,542														
Heating Type	01	NONE 100											SOH/AGL Deduction					258,204														
Bedrooms	0	100											ASSESSED VALUE					125,338														
Bathrooms	0	100											TOTAL EXEMPTION VALUE					HX HB														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					75,338														
Stories	1.	1. 100											TOTAL JUST VALUE					383,542														
Units	0	100											NCON VALUE					0														
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE					365,464																								