

CALDWELL ELBA
56567 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

48-3N-25-4195-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
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: 4					Tax Dist:				
																							BUILDING MARKET VALUE					0				
																							TOTAL MARKET OB/XF VALUE					5,392				
																							TOTAL LAND VALUE - MARKET					45,000				
																							TOTAL MARKET VALUE					50,392				
																							SOH/AGL Deduction					26,116				
																							ASSESSED VALUE					24,276				
																							TOTAL EXEMPTION VALUE					0				
																							BASE TAXABLE VALUE					24,276				
																							TOTAL JUST VALUE					50,392				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					50,392				