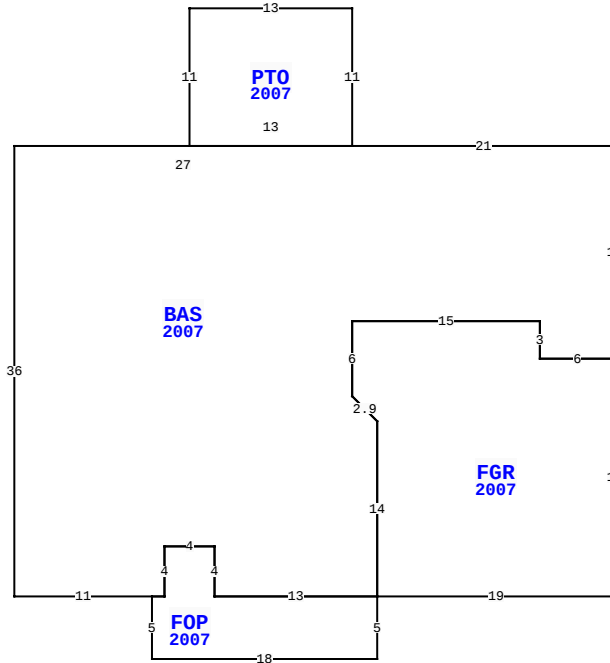


STEPHENS CARL & CHRISTINA M
45301 INGLEHAM CIR
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION			TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 70	0100	01		1,565	128.5812	122.15		191,165	2007	2010	0	0	0	6.15	93.85	VALUATION BY					STANDARD									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2024										Heated Area: 1298					HX Base Yr 2024					Tax Group: 1					Tax Dist:				
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE					179,408														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					4,096														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					40,000														
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE					223,504														
Interior Floo	11	CLAY TILE 20											SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					223,504														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB					50,000									
Bedrooms	3	100											BASE TAXABLE VALUE					173,504														
Bathrooms	2	100											TOTAL JUST VALUE					223,504														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					215,484																								
Occupancy	00	NONE 100																														