

PAINTER KEVIN PATRICK & LISA MICHELE
34216 OLD BALDWIN ROAD
CALLAHAN, FL 32011

02-1N-24-2180-1377-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				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		0									
																							TOTAL MARKET OB/XF VALUE		6,300									
																							TOTAL LAND VALUE - MARKET		49,680									
																							TOTAL MARKET VALUE		55,980									
																							SOH/AGL Deduction		26,551									
																							ASSESSED VALUE		29,429									
																							TOTAL EXEMPTION VALUE		0									
																							BASE TAXABLE VALUE		29,429									
																							TOTAL JUST VALUE		55,980									
																							NCON VALUE		0									
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE		39,840									
DOR CODE		0000		VACANT																														
MAP NUM				MKT AREA																				08										
NEIGHBORHOOD/LOC		8001		00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES							OLD BALDWIN RD, CALLAHAN																											
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
1	0510	GARAGE WD-		0	0	20	30	600.00	SF	35.00	35.00	100	2024	2003		30	6,300																	