

WILLIAMS JAMES M
36127 MATT DYLAN DR
CALLAHAN, FL 32011

2025



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										31,319									
																									TOTAL LAND VALUE - MARKET										298,120									
																									TOTAL MARKET VALUE										329,439									
																									SOH/AGL Deduction										124,710									
																									ASSESSED VALUE										204,729									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										204,729									
																									TOTAL JUST VALUE										329,439									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										320,058									