

NETTLES CARLOS E JR
54530 CRAVEY ROAD
CALLAHAN, FL 32011

03-1N-25-0000-0001-0460

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									
Exterior Wall		05		AVERAGE 100		0800		02		1,481		122.6000		104.21		154,335		2000		2000		0		0		56.00		44.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		M/H 94+		-		100%		-		1995		Heated Area: 960										HX Base Yr 1995		Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					67,907				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					1,662				
Interior Floor		14		CARPET 90																										TOTAL LAND VALUE - MARKET					68,400				
Interior Floor		08		SHT VINYL 10																										TOTAL MARKET VALUE					137,969				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					76,128				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					61,841				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 36,841				
Bathrooms				2 100																										BASE TAXABLE VALUE					25,000				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					137,969				
Stories		1.		1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					117,547				