

TALAK JAMES & LYNETTE B
46186 DREAMERS LN
CALLAHAN, FL 32011

03-2N-25-0000-0001-0090

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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										454,318																			
																											TOTAL MARKET OB/XF VALUE										98,123																			
																											TOTAL LAND VALUE - MARKET										123,240																			
																											TOTAL MARKET VALUE										675,681																			
																											SOH/AGL Deduction										287,396																			
																											ASSESSED VALUE										388,285																			
																											TOTAL EXEMPTION VALUE										HX HB										50,722									
																											BASE TAXABLE VALUE										337,563																			
																											TOTAL JUST VALUE										675,681																			
																											NCON VALUE										0																			
																											INCOME VALUE																													
																											PREVIOUS YEAR MKT VALUE										620,693																			