

PARKERSON STATON POWELL
44810 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0043-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6																					
ELEMENT		CD	CONSTRUCTION																	VALUATION SUMMARY																																	
Exterior Wall		30	VINYL 100																	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100																	0820	02	943	114.6000	91.68	86,454	1984	1984	0	0	40	70.00	20.00	Tax Group: 6		Tax Dist:																		
Roof Cover		01	MINIMUM 100																	1 M/H 93- - 100% - 2025										Heated Area: 938										HX Base Yr 2025										BUILDING MARKET VALUE		17,291	
Interior Wall		04	PLYWOOD 100																																							TOTAL MARKET OB/XF VALUE		1,381									
Interior Floo		14	CARPET 90																																							TOTAL LAND VALUE - MARKET		60,900									
Interior Floo		08	SHT VINYL 10																																							TOTAL MARKET VALUE		79,572									
Air Condition		03	CENTRAL 100																																							SOH/AGL Deduction		0									
Heating Type		04	AIR DUCTED 100																																							ASSESSED VALUE		79,572									
Bedrooms			2 100																																							TOTAL EXEMPTION VALUE		HX HB 50,722									
Bathrooms			2 100																																							BASE TAXABLE VALUE		28,850									
Frame		02	WOOD FRAME 100																																							TOTAL JUST VALUE		79,572									
Stories			1. 1. 100																																							NCON VALUE		0									
Units			0 100																																							INCOME VALUE											
																																										PREVIOUS YEAR MKT VALUE		94,846									