

CYRILL FRANK PAUL III & SANDRA
46670 SAULS RD
CALLAHAN, FL 32011

04-2N-25-0000-0001-0060

[illegible]

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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									
Exterior Wall		25		MOD METAL 100		6500		01		1,275		59.8000		22.13		28,216		2023		2023		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2024								Heated Area: 1200										HX Base Yr 2023		Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					322,518				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					43,623				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					236,930				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					603,071				
Heating Type		01		NONE 100																										SOH/AGL Deduction					163,015				
Bedrooms		01		0 100																										ASSESSED VALUE					440,056				
Bathrooms		05		0 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					389,334				
																														TOTAL JUST VALUE					603,071				
																														NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					580,290				