

HAGAN HEATHER
45639 MUSSLEWHITE RD
CALLAHAN, FL 32011

04-2N-26-0000-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										4					
																				VALUATION BY										STANDARD				
																				Tax Group: 4										Tax Dist:				
																				BUILDING MARKET VALUE										0				
																				TOTAL MARKET OB/XF VALUE										0				
																				TOTAL LAND VALUE - MARKET										1,772,200				
																				TOTAL MARKET VALUE										886,377				
																				SOH/AGL Deduction										0				
																				ASSESSED VALUE										886,377				
																				TOTAL EXEMPTION VALUE										0				
																				BASE TAXABLE VALUE										886,377				
																				TOTAL JUST VALUE										1,772,200				
																				NCON VALUE										0				
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE										1,935,000				