

HALL JOSEPH E III & ELIZABETH
PO BOX 1236
CALLAHAN, FL 32011

04-3N-25-0000-0002-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																								
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	792	63.2500	23.40	18,533		2023	2023	0	0	0	1.00	99.00	VALUATION BY										STANDARD																									
Roof Structure		10	STEEL FRME 100		1 GARAGE RES - 0% - 2024										Heated Area: 792										HX Base Yr										Tax Group: 4										Tax Dist:									
Roof Cover		12	MODULAR MT 100		36 22 BAS 2024 36 22										BUILDING MARKET VALUE										18,348																													
Interior Wall		07	NONE 100												TOTAL MARKET OB/XF VALUE										6,000																													
Interior Floor		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET										128,405																													
Air Condition		01	NONE 100												TOTAL MARKET VALUE										152,753																													
Heating Type		01	NONE 100												SOH/AGL Deduction										41,912																													
Bedrooms			0 100												ASSESSED VALUE										110,841																													
Bathrooms			0 100												TOTAL EXEMPTION VALUE										0																													
Frame		05	STEEL 100												BASE TAXABLE VALUE										110,841																													
															TOTAL JUST VALUE										152,753																													
															NCON VALUE										0																													
					INCOME VALUE																																																	
					PREVIOUS YEAR MKT VALUE										100,765																																							
Quality		06	Quality Level 06																																																			
DOR CODE		0700	MISC RESIDENTIAL																																																			
MAP NUM			MKT AREA												05																																							
NEIGHBORHOOD/LOC		5001.00																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS	792	100	2024	792	18,348																																																	
TOTALS		792			792	18,348																																																
EXTRA FEATURES					47316 TURKEY TOWN LN, HILLIARD										BLD DATE				LGL DATE		05/09/2025		MLU																															
															XF DATE				LAND DATE																																			
															INC DATE				AG DATE																																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																						
1	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2023	100	6,000																																								
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