

PEACOE OKEY OSWALD JR & DIANE ELIZABETH L/E/
56446 CREEKSIDE WAY
CALLAHAN, FL 32011

07-2N-26-0910-0017-0000

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											
Exterior Wall		31		HARDIE BRD 100		0900		01		2,729		101.5968		134.11		365,986		2024		2024		1		0		0		0.00		99.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2025				Heated Area: 2296																Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					362,326						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					6,937						
Interior Floo		13		LVT/LAMNT 70																										TOTAL LAND VALUE - MARKET					68,000						
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					437,263						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					437,263						
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms				3 100																										BASE TAXABLE VALUE					386,541						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					437,263						
Stories		1.		1. 100																										NCON VALUE					369,263						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					70,000						
Quality		02		Quality Level 02																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																															05						
NEIGHBORHOOD/LOC		5022.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,296		100		2024		2,296		304,838																															
FGR		580		55		2024		319		42,353																															
FOP		75		30		2024		22		2,921																															
FOP		306		30		2024		92		12,215																															