

SCARBROUGH THOMAS D
43770 THOMAS CREEK ROAD
CALLAHAN, FL 32011

14-1N-24-2180-0352-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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		30		VINYL 100		0800		02		840		113.0000		96.05		80,682		2019		2019		0		0		7.00		93.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		-		100%		-		2020		Heated Area: 840								HX Base Yr 2020		Tax Group: 6					Tax Dist:							
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					75,034					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,636					
Interior Floo		08		SHT VINYL 100																										TOTAL LAND VALUE - MARKET					70,000					
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					146,670					
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					46,485					
Bedrooms				2 100																										ASSESSED VALUE					100,185					
Bathrooms				2 100																										TOTAL EXEMPTION VALUE					50,722					
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					49,463					
Stories		0		0 100																										TOTAL JUST VALUE					146,670					
Units				0 100																										NCON VALUE					0					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					129,338					