

BURTON ALAN DALE
55365 MOUNT OLIVE ROAD
CALLAHAN, FL 32011

2025

[illegible]

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14-2N-25-0000-0003-0050

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	550	63.2500	23.40	12,870	2019	2019	0	0	0	5.00	95.00	VALUATION BY										STANDARD										
Roof Structur	10	STEEL FRME 100				2 GARAGE RES - 0% - 0										Heated Area: 550										HX Base Yr													
Roof Cover	12	MODULAR MT 100				25 22 25 22 BAS 2018																				Tax Group: 6										Tax Dist:			
Interior Wall	07	NONE 100																								BUILDING MARKET VALUE										153,562			
Interior Floo	03	CONC FINSH 100																								TOTAL MARKET OB/XF VALUE										4,827			
Air Condition	01	NONE 100																								TOTAL LAND VALUE - MARKET										45,000			
Heating Type	01	NONE 100																								TOTAL MARKET VALUE										203,389			
Bedrooms		0 100																								SOH/AGL Deduction										47,037			
Bathrooms		0 100																								ASSESSED VALUE										156,352			
Frame	05	STEEL 100																								TOTAL EXEMPTION VALUE										0			
Stories	1.	1. 100																								BASE TAXABLE VALUE										156,352			
Units		0 100																								TOTAL JUST VALUE										203,389			
Occupancy	00	NONE 100														NCON VALUE										0													
																INCOME VALUE																							
																PREVIOUS YEAR MKT VALUE										157,121													