

WAGNER PAUL R & CONSTANCE M
45030 LAUREL LANE
CALLAHAN, FL 32011

17-2N-25-0000-0003-0260

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																			
																													VALUATION BY										STANDARD									
																													Tax Group: 6										Tax Dist:									
																													BUILDING MARKET VALUE										0									
																													TOTAL MARKET OB/XF VALUE										0									
																													TOTAL LAND VALUE - MARKET										111,000									
																													TOTAL MARKET VALUE										2,775									
																													SOH/AGL Deduction										0									
																													ASSESSED VALUE										2,775									
																													TOTAL EXEMPTION VALUE										0									
																													BASE TAXABLE VALUE										2,775									
																													TOTAL JUST VALUE										111,000									
																													NCON VALUE										0									
																													INCOME VALUE																			
																													PREVIOUS YEAR MKT VALUE										66,600									
																													ALSO SEE PRCL 17-2N-25-0-0003-0130 @ 45030																			