

CUTHRELL MATTHEW R & HAILEY
44166 BRYCE LN
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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	1,568	158.6000	134.81	211,382	1994	2015	0	0	25.00	75.00	VALUATION BY					STANDARD												
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 2025										Heated Area: 1568					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	12	MODULAR MT 100								BAS 1994										BUILDING MARKET VALUE					158,536														
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					0														
Interior Floo	13	LVT/LAMNT 100																		TOTAL LAND VALUE - MARKET					55,000														
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE					213,536														
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction					0														
Bedrooms		3 100																		ASSESSED VALUE					213,536														
Bathrooms		2 100																		TOTAL EXEMPTION VALUE					0														
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE					213,536														
Stories	1.	1. 100																		TOTAL JUST VALUE					213,536														
Units		0 100																		NCON VALUE					135,105														
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE					96,348																								