



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	PAGE 1 of 2												
Exterior Wall	10	ABOVE AVG 50		0900	01	4,061	83.1600	109.77	445,776	1978	1993	0	0	0	18.90	81.10	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 50		1 SNGL FAM - 100% - 2005													Heated Area: 3952 HX Base Yr 2005												
Roof Structure	03	GABLE/HIP 100															VALUATION BY												
Roof Cover	03	COMP SHNGL 100															STANDARD												
Interior Wall	05	DRYWALL 100															Tax Group: 6												
Interior Floor	14	CARPET 100															Tax Dist:												
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												
Bedrooms		5 100															TOTAL LAND VALUE - MARKET												
Bathrooms		3 100															TOTAL MARKET VALUE												
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												
Stories	1.	1. 100															ASSESSED VALUE												
Units		0 100															TOTAL EXEMPTION VALUE												
Occupancy	00	NONE 100															HX HB												
																	BASE TAXABLE VALUE												
																	TOTAL JUST VALUE												
																	NCON VALUE												
																	INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE												

GRINER KARL C & ANGELA D
35176 WELCOME LANE
CALLAHAN, FL 32011

23-2N-24-0000-0002-0100

[illegible]