

EASON GEORGE R JR & SANDRA
43097 RATLIFF ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0001-0020

[illegible]

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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										6		
																									VALUATION BY										STANDARD	
																									Tax Group: 6										Tax Dist:	
																									BUILDING MARKET VALUE										188,073	
																									TOTAL MARKET OB/XF VALUE										36,040	
																									TOTAL LAND VALUE - MARKET										90,000	
																									TOTAL MARKET VALUE										314,113	
																									SOH/AGL Deduction										150,886	
																									ASSESSED VALUE										163,227	
																									TOTAL EXEMPTION VALUE										HX HB	50,722
																									BASE TAXABLE VALUE										112,505	
																									TOTAL JUST VALUE										314,113	
																									NCON VALUE										0	
																									INCOME VALUE											
																									PREVIOUS YEAR MKT VALUE										271,463	