

CLAXTON PHYLLIS JACKSON & BEAU THERON
43073 RATLIFF RD
CALLAHAN, FL 32011

24-1N-24-0750-0001-0031

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		0		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		0820		02		2,003		121.8000		97.44		195,172		1987		2002		0		0		0		52.00		48.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		-		100%		-		2020		Heated Area: 1269				HX		Base Yr		Tax Group: 6					Tax Dist:										
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					93,683				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					2,100				
Interior Floo		13		LVT/LAMNT 90																												TOTAL LAND VALUE - MARKET					63,900				
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					159,683				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					25,750				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					133,933				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					13				
Bathrooms				2 100																												BASE TAXABLE VALUE					0				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					159,683				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					130,158				