

CLARK RONALD & ROBBIN
PO BOX 1353
CALLAHAN, FL 32011

24-1N-24-0750-0004-0053

REVIEW DATE	06/15/2022	BY	TWA	Total Acres: 3.73	Total Land Value: 111,900	Market: 0	Agricultural: 0	Common: 111,900	PRINTED 07/30/2025 BY SYS
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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																			
																													VALUATION BY										STANDARD									
																													Tax Group: 6										Tax Dist:									
																													BUILDING MARKET VALUE										335,059									
																													TOTAL MARKET OB/XF VALUE										56,123									
																													TOTAL LAND VALUE - MARKET										111,900									
																													TOTAL MARKET VALUE										503,082									
																													SOH/AGL Deduction										169,440									
																													ASSESSED VALUE										333,642									
																													TOTAL EXEMPTION VALUE										HX HB DX SX 105,722									
																													BASE TAXABLE VALUE										227,920									
																													TOTAL JUST VALUE										503,082									
																													NCON VALUE										0									
																													INCOME VALUE																			
																													PREVIOUS YEAR MKT VALUE										446,502									