

THAGARD KELLY
45742 BISMARK ROAD
CALLAHAN, FL 32011

26-2N-25-0000-0001-0050

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	NORM	% COND	VALUATION SUMMARY																
																			VALUATION BY										STANDARD					
																			Tax Group: 6										Tax Dist:					
																			BUILDING MARKET VALUE										0					
																			TOTAL MARKET OB/XF VALUE										0					
																			TOTAL LAND VALUE - MARKET										104,910					
																			TOTAL MARKET VALUE										104,910					
																			SOH/AGL Deduction										28,661					
																			ASSESSED VALUE										76,249					
																			TOTAL EXEMPTION VALUE										0					
																			BASE TAXABLE VALUE										76,249					
																			TOTAL JUST VALUE										104,910					
																			NCON VALUE										0					
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE										86,080					