

GODWIN JOHNNY
36085 LEFY LANE
CALLAHAN, FL 32011

2025



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		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		0820		02		1,988		123.6000		98.88		196,573		1990		2000		0		0		56.00		44.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 100%		- 2001				Heated Area: 1684														STANDARD									
Roof Cover		12		MODULAR MT 100																										Tax Group: 4									
Interior Wall		04		PLYWOOD 50																										Tax Dist:									
Interior Wall		05		DRYWALL 50																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 90																										TOTAL MARKET OB/XF VALUE									
Interior Floo		08		SHT VNYL 10																										TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction									
Bedrooms				3 100																										ASSESSED VALUE									
Bathrooms				2 100																										TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE									
Stories		1.		1. 100																										TOTAL JUST VALUE									
Units				0 100																										NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
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