

WESCH HUGO A JR & LISA C
44099 COMMANCHEE ROAD
CALLAHAN, FL 32011

31-2N-25-2920-0001-0260

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										147,300									
																												TOTAL MARKET VALUE										2,529									
																												SOH/AGL Deduction										0									
																												ASSESSED VALUE										2,529									
																												TOTAL EXEMPTION VALUE										0									
																												BASE TAXABLE VALUE										2,529									
																												TOTAL JUST VALUE										147,300									
																												NCON VALUE										0									
																												INCOME VALUE																			
																												PREVIOUS YEAR MKT VALUE										88,380									