

JOHNS BRANDY MICHELLE
44096 TULIP TRAIL
CALLAHAN, FL 32011

31-2N-25-2920-0002-0063

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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					36,000															
																			TOTAL MARKET VALUE					36,000															
																			SOH/AGL Deduction					14,741															
																			ASSESSED VALUE					21,259															
																			TOTAL EXEMPTION VALUE					0															
																			BASE TAXABLE VALUE					21,259															
																			TOTAL JUST VALUE					36,000															
																			NCON VALUE					0															
																			INCOME VALUE																				
																			PREVIOUS YEAR MKT VALUE					28,000															