

MACK RONALD P JR
44029 LUCKY LANE
CALLAHAN, FL 32011-4075

32-2N-25-5750-0003-0000

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																																																	
Exterior Wall		30		VINYL 100		0800		02		1,984		115.2000		97.92		194,273		2003		2003		0		0		0 50.00		50.00		VALUATION BY										STANDARD																																							
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		- 100% - 2020						Heated Area: 1984										HX Base Yr 2020		Tax Group: 6										Tax Dist:																																									
Roof Cover		05		COMP SHNGL 100																										BUILDING MARKET VALUE										97,136																																							
Interior Wall		03		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										6,440																																							
Interior Floo		08		SHT VINYL 70																										TOTAL LAND VALUE - MARKET										81,900																																							
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE										185,476																																							
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										58,026																																							
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										127,450																																							
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										50,722																																							
Bathrooms				2 100																										BASE TAXABLE VALUE										76,728																																							
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										185,476																																							
Stories		1.		1. 100																										NCON VALUE										0																																							
Units				0 100																										INCOME VALUE																																																	
																														PREVIOUS YEAR MKT VALUE										159,941																																							
Quality		03		Quality Level 03																																																																											
DOR CODE		0200		MOBILE HOME																																																																											
MAP NUM				MKT AREA																																				08																																							
NEIGHBORHOOD/LOC		8001.00																																																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																					
BAS		1,984		100		2003		1,984		97,137																																																																					
TOTALS		1,984						1,984		97,136																																																																					
EXTRA FEATURES										44029 LUCKY LN, CALLAHAN										BLD DATE																				LGL DATE										05/21/2025										MLU																			
																				XF DATE																				LAND DATE																																							
																				INC DATE																				AG DATE																																							
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W																																																																							