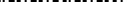


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0900	01	1,306	118.5600		156.50		204,389	2024	2024	0	0	0	0.00	100.00	VALUATION BY					STANDARD						
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025														Heated Area: 1176					HX Base Yr 2025							
Roof Cover	03	COMP SHNGL 100	FOP 2024 BAS 2024 FOP 2024														BUILDING MARKET VALUE					223,186							
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					11,120							
Interior Floor	13	LVT/LAMNT 100															TOTAL LAND VALUE - MARKET					90,000							
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE					324,306							
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					324,306							
Bedrooms	2	2 100															TOTAL EXEMPTION VALUE					HX HB WX SX 105,722							
Bathrooms	2	2 100															BASE TAXABLE VALUE					218,584							
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE					324,306							
Stories	1.	1. 100															NCON VALUE					204,389							
Units		0 100															INCOME VALUE												
			PREVIOUS YEAR MKT VALUE					95,664																					

HAGEN CRYSTAL YVONNE
54059 ROCK TRL
CALLAHAN, FL 32011

2025

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