

ROJAS LILIAN N/GARCIA CARLOS ROJAS
54204 EVERGREEN TRAIL
CALLAHAN, FL 32011

2025



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					50,000							
																					TOTAL MARKET VALUE					50,000							
																					SOH/AGL Deduction					500							
																					ASSESSED VALUE					49,500							
																					TOTAL EXEMPTION VALUE					0							
																					BASE TAXABLE VALUE					49,500							
																					TOTAL JUST VALUE					50,000							
																					NCON VALUE					0							
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE					45,000							