

PRESGRAVES KENNETH WILLIAM
54285 JESSICA PL
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		12,000										
																					TOTAL LAND VALUE - MARKET		50,000										
																					TOTAL MARKET VALUE		62,000										
																					SOH/AGL Deduction		0										
																					ASSESSED VALUE		62,000										
																					TOTAL EXEMPTION VALUE		0										
																					BASE TAXABLE VALUE		62,000										
																					TOTAL JUST VALUE		62,000										
																					NCON VALUE		12,000										
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE		80,627										
																					MISC STRG = NV: 10/23KW												
DOR CODE		0001 VAC W/XFOB																															
MAP NUM							MKT AREA										08																
NEIGHBORHOOD/LOC		8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES						540434 LEM TURNER RD, CALLAHAN																											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1976		100	6,000																	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1976		100	6,000																	