

HAMLIN JOHN JR
54031 JANICE DRIVE
CALLAHAN, FL 32011

37-1N-25-296C-0082-0000

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																				
																						VALUATION BY										STANDARD									
																						Tax Group: 6										Tax Dist:									
																						BUILDING MARKET VALUE										0									
																						TOTAL MARKET OB/XF VALUE										1,152									
																						TOTAL LAND VALUE - MARKET										50,000									
																						TOTAL MARKET VALUE										51,152									
																						SOH/AGL Deduction										18,421									
																						ASSESSED VALUE										32,731									
																						TOTAL EXEMPTION VALUE										0									
																						BASE TAXABLE VALUE										32,731									
																						TOTAL JUST VALUE										51,152									
																						NCON VALUE										0									
																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										46,152									
																						ALSO SEE PRCL -296C-0083-0000																			