

EPPERLY BRIAN F
54144 HELLER RD
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
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		25	MOD METAL 100		0820	02	1,205	92.0000	73.60	88,688	1988	1988		0	0	70.00	30.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 2025										Heated Area: 1064										HX Base Yr 2025									
Roof Cover		01	MINIMUM 100																															