

CALLAHAN BRIAN M & DONNA F
75170 JOHNSON LAKE DR
YULEE, FL 32097

45-2N-28-525D-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
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: 4					Tax Dist:										
																									BUILDING MARKET VALUE					0										
																									TOTAL MARKET OB/XF VALUE					0										
																									TOTAL LAND VALUE - MARKET					135,000										
																									TOTAL MARKET VALUE					135,000										
																									SOH/AGL Deduction					0										
																									ASSESSED VALUE					135,000										
																									TOTAL EXEMPTION VALUE					0										
																									BASE TAXABLE VALUE					135,000										
																									TOTAL JUST VALUE					135,000										
																									NCON VALUE					0										
																									INCOME VALUE															
																									PREVIOUS YEAR MKT VALUE					135,000										