

BOSCH CHRISTIAN S
55452 DEER RUN RD
CALLAHAN, FL 32011

46-2N-25-197B-0010-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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									
Exterior Wall		25		MOD METAL 100		6500		01		792		60.5000		22.38		17,725		2024		2024		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structure		10		STEEL FRME 100		2		GARAGE RES - 100% - 2025								Heated Area: 720										HX Base Yr 2019		Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					233,402				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					11,424				
Interior Floor		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					55,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					299,826				
Heating Type		01		NONE 100																										SOH/AGL Deduction					108,231				
Bedrooms				0 100																										ASSESSED VALUE					191,595				
Bathrooms				0 100																								HX HB		TOTAL EXEMPTION VALUE					50,722				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					140,873				
																														TOTAL JUST VALUE					299,826				
																														NCON VALUE					17,548				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					272,746				