

SKOMER JACOB I/BOUCHARD KENDAL A
45497 INGLEHAM CIR
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	FUNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 100	0100	01	2,097	117.5020	117.50	246,398	2016	2016	0	0	0	3.50	96.50	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1856					HX Base Yr					STANDARD						
Roof Cover	03	COMP SHNGL 100																Tax Group: 1					Tax Dist:						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					237,774						
Interior Floor	14	CARPET 60																TOTAL MARKET OB/XF VALUE					11,733						
Interior Floor	08	SHT VINYL 40																TOTAL LAND VALUE - MARKET					40,000						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					289,507						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					0						
Bedrooms		4 100																ASSESSED VALUE					289,507						
Bathrooms		2 100																TOTAL EXEMPTION VALUE					0						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					289,507						
Stories	1.	1. 100																TOTAL JUST VALUE					289,507						
Units	00	0 100																NCON VALUE					0						
Occupancy	00	NONE 100																INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE					278,922						