

ALCAZAR MARLA
45168 JAMES ST
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
ELEMENT	CD	CONSTRUCTION																		VALUATION SUMMARY										6			
Exterior Wall	30	VINYL 100																		VALUATION BY					STANDARD								
Roof Structure	03	GABLE/HIP 100																		Tax Group: 6					Tax Dist:								
Roof Cover	05	COMP SHNGL 100																		BUILDING MARKET VALUE					166,025								
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					0								
Interior Floor	13	LVT/LAMNT 70																		TOTAL LAND VALUE - MARKET					11,000								
Interior Floor	14	CARPET 30																		TOTAL MARKET VALUE					177,025								
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					96,275								
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE					80,750								
Bedrooms		3 100																		TOTAL EXEMPTION VALUE					55,722								
Bathrooms		2 100																		BASE TAXABLE VALUE					25,028								
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE					177,025								
Stories		0 0 100																		NCON VALUE					0								
Units		0 0 100																		INCOME VALUE													
BUD8 Adjustme	06	DIST 1D 100																		PREVIOUS YEAR MKT VALUE					110,728								
Occupancy	00	NONE 100																		DW/MH/ID:DISH09723GA(A/B) _ RP: 12863355 & 1286335													
MISC SHED NO VALUE																																	