

BROWN RELEASE EST
C/O JOHNNY BROWN, 45489 JONES WAY
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	04	SINGLE SID 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	02	ROLL COMP 10			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC 8019.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	84,389
UCP	176	20	1993	35	2,398
UST	126	45	1993	57	3,905
TOTALS 1,534 1,324 90,691					

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,324	104.1040	104.10	137,828	1961	1961	0	0	0	34.20		
1 SINGLE FAM - 0% - 0													
Heated Area: 1232													
HX Base Yr													

NASSAU COUNTY PROPERTY														PAGE 1 of 1	6				
VALUATION SUMMARY										VALUATION BY					STANDARD				
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE															90,691				
TOTAL MARKET OB/XF VALUE															1,041				
TOTAL LAND VALUE - MARKET															11,000				
TOTAL MARKET VALUE															102,732				
SOH/AGL Deduction															0				
ASSESSED VALUE															102,732				
TOTAL EXEMPTION VALUE															0				
BASE TAXABLE VALUE															102,732				
TOTAL JUST VALUE															102,732				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															97,784				