

FENCIK KRISTIE LEEANN
44725 ARTESIAN BLVD
CALLAHAN, FL 32011

04-1N-25-2780-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										6								
Exterior Wall	30	VINYL 100										0800	02	1,560	116.4000	104.76	163,426	2014	2014	0	0	0	30.00	70.00	VALUATION BY										STANDARD							
Roof Structur	03	GABLE/HIP 100										2 M/H 94+ 100% - 2023										Heated Area: 1560										HX Base Yr 2023										
Roof Cover	03	COMP SHNGL 100										30 52 30 BAS 2021 52																				BUILDING MARKET VALUE										114,398
Interior Wall	05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE										0										
Interior Floo	14	CARPET 60																				TOTAL LAND VALUE - MARKET										80,000										
Interior Floo	08	SHT VINYL 40																				TOTAL MARKET VALUE										194,398										
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction										12,482										
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE										181,916										
Bedrooms		3 100																				TOTAL EXEMPTION VALUE										HX HB 51,411										
Bathrooms		2 100																				BASE TAXABLE VALUE										130,505										
Frame	02	WOOD FRAME 100																				TOTAL JUST VALUE										194,398										
Stories		1. 1. 100																				NCON VALUE										0										
Units		0 100										INCOME VALUE																														
												PREVIOUS YEAR MKT VALUE										181,129																				