

COKER CAMERON L & CHARITY M
44526 PINEBREEZE BLVD
CALLAHAN, FL 32011

04-1N-25-279E-0013-0000

[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		440		60.5000		23.60		10,384		2022		2022		0		0		3.00		97.00		VALUATION BY					STANDARD				
Roof Structure		10		STEEL FRME 100		2		GARAGE RES		100%		- 2025				Heated Area: 300										HX Base Yr 2015		Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					301,314				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					12,064				
Interior Floor		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					125,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					438,378				
Heating Type		01		NONE 100																										SOH/AGL Deduction					220,362				
Bedrooms		01		0 100																										ASSESSED VALUE					218,016				
Bathrooms		01		0 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					166,605				
																														TOTAL JUST VALUE					438,378				
																														NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					399,910				