

RP 1316

EX 4-12 THRU 4-15

GILL CHARLES B

66112 GUSSIE LANE

CALLAHAN, FL 32011-8804

2026

05-2N-26-0000-0004-0090

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	FNCT		NORM	% COND	PAGE 1 of 1										
																				VALUATION SUMMARY									
																				VALUATION BY				STANDARD					
																				Tax Group: 4				Tax Dist:					
																				BUILDING MARKET VALUE				0					
																				TOTAL MARKET OB/XF VALUE				0					
																				TOTAL LAND VALUE - MARKET				35,000					
																				TOTAL MARKET VALUE				35,000					
																				SOH/AGL Deduction				13,212					
																				ASSESSED VALUE				21,788					
																				TOTAL EXEMPTION VALUE				0					
																				BASE TAXABLE VALUE				21,788					
																				TOTAL JUST VALUE				35,000					
																				NCON VALUE				0					
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE				31,500					
																				THE (18X40) METAL CRPT/STRG IS ASSESSED ON HX PRCL									
																				OWNER LIVES ON PRCL 0004-0120 (66112 GUSSIE) + AL									