

MCLEOD-BAUMBACH DEBORAH/BAUMBACH DAVID II
3198 ROWE AVE
BRYCEVILLE, FL 32009

2026

[illegible]

MCLEOD-BAUMBACH DEBORAH/BAUMBACH DAVID II
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BRYCEVILLE, FL 32009

06-1N-23-0000-0002-0000

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		31		HARDIE BRD 100		6500		01		936		67.0680		26.16		24,486		2023		2023		0		0		2.00		98.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES		100%		- 2023		Heated Area: 864		HX Base Yr 2023														Tax Group: 6					Tax Dist:					
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					611,676					
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					4,250					
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					440,000					
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					1,055,926					
Heating Type		01		NONE 100																										SOH/AGL Deduction					175,040					
Frame		02		WOOD FRAME 100																										ASSESSED VALUE					880,886					
Stories		1.		1. 100																										TOTAL EXEMPTION VALUE					HX HB VX 56,411					
Units		0		0 100																										BASE TAXABLE VALUE					824,475					
																														TOTAL JUST VALUE					1,055,926					
																														NCON VALUE					0					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					974,332					