

TAYLOR JEFFERY & JUDY
56454 CREEKSIDE WAY
CALLAHAN, FL 32011

07-2N-26-0910-0018-0000

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		PD		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		0900		01		3,737		87.8040		122.05		456,101		2024		2024		0		0		105		0.00		105.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM		100%		- 2026				Heated Area: 3144														HX Base Yr 2026		Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					478,906				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		13		LVT/LAMNT 70																										TOTAL LAND VALUE - MARKET					55,000						
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					533,906						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					234,758						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					299,148						
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 51,411						
Bathrooms				3 100																										BASE TAXABLE VALUE					247,737						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					533,906						
Stories		1.		1. 100																										NCON VALUE					22,805						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					534,623						
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