

DO ANH QUY/PHAM THOA KIM ET AL
56339 CREEKSIDE WAY
CALLAHAN, FL 32011

07-2N-26-0910-0028-0000

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	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0900	01	3,802	87.8040	122.05	464,034	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2025													Heated Area: 3294											
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2025											
Interior Wall		05	DRYWALL 100																										