

MUSGROVE JANIE B/MUSGROVE RICHARD B
44247 BELL LANE
CALLAHAN, FL 32011

07-3N-24-2020-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4	
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																							VALUATION BY					STANDARD				
																							Tax Group: 4					Tax Dist:				
																							BUILDING MARKET VALUE					0				
																							TOTAL MARKET OB/XF VALUE					0				
																							TOTAL LAND VALUE - MARKET					1,360,000				
																							TOTAL MARKET VALUE					51,275				
																							SOH/AGL Deduction					0				
																							ASSESSED VALUE					51,275				
																							TOTAL EXEMPTION VALUE					0				
																							BASE TAXABLE VALUE					51,275				
																							TOTAL JUST VALUE					1,360,000				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					480,000				
DOR CODE		5600	TIMBERLAND 70-79																													
MAP NUM								MKT AREA										09														
NEIGHBORHOOD/LOC		9001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
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