

FENCIK GEORGE B & BEVERLY B/UNKNOWN
35288 BRADDOCK ROAD
CALLAHAN, FL 32011

2026

12-2N-24-0000-0003-00M0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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																
																									VALUATION BY										STANDARD					
																									Tax Group: 6										Tax Dist:					
																									BUILDING MARKET VALUE										0					
																									TOTAL MARKET OB/XF VALUE										0					
																									TOTAL LAND VALUE - MARKET										100					
																									TOTAL MARKET VALUE										100					
																									SOH/AGL Deduction										88					
																									ASSESSED VALUE										12					
																									TOTAL EXEMPTION VALUE										0					
																									BASE TAXABLE VALUE										12					
																									TOTAL JUST VALUE										100					
																									NCON VALUE										0					
																									INCOME VALUE															
																									PREVIOUS YEAR MKT VALUE										100					