

BRAY CURTIS W/BRAY GLADYS
55501 MT OLIVE RD
CALLAHAN, FL 32011

2026

14-2N-25-0000-0003-0040

[illegible]

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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		25		MOD METAL 100		0820		02		400		62.3000		52.96		21,184		1967		1967		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structure		01		FLAT 100		2		M/H 93-		0%		2025				Heated Area: 400						HX		Base Yr		2025		Tax Group: 6					Tax Dist:						
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					46,143				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					3,251				
Interior Floor		08		SHT VINYL 100																										TOTAL LAND VALUE - MARKET					75,000				
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					124,394				
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					6,919				
Bedrooms				1 100																										ASSESSED VALUE					117,475				
Bathrooms				1 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					66,064				
Stories		1.		1. 100																										TOTAL JUST VALUE					124,394				
Units				0 100																										NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					114,180				