

BLESSIE HAROLD JOSEPH/GERWITZ HEATHER MARIE
44076 WOODLAND CIRCLE
CALLAHAN, FL 32011

16-1N-25-2912-0003-0060

[illegible]

BLESSIE HAROLD JOSEPH/GERWITZ HEATHER MARIE
44076 WOODLAND CIRCLE
CALLAHAN, FL 32011

16-1N-25-2912-0003-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6												
ELEMENT		CD		CONSTRUCTION													VALUATION SUMMARY																													
Exterior Wall		30		VINYL 100													TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100													6500		01		864		65.8800		25.69		22,196		1978		1978		0		0		0		50.00		50.00		Tax Group: 6		Tax Dist:	
Roof Cover		03		COMP SHNGL 100													2		GARAGE RES		0%		- 2026		Heated Area: 864		HX Base Yr										BUILDING MARKET VALUE		253,789							
Interior Wall		01		MINIMUM 100																																	TOTAL MARKET OB/XF VALUE		0							
Interior Floo		03		CONC FINSH 100																																	TOTAL LAND VALUE - MARKET		50,000							
Air Condition		01		NONE 100																																	TOTAL MARKET VALUE		303,789							
Heating Type		01		NONE 100																																	SOH/AGL Deduction		0							
Bedrooms				0 100																															ASSESSED VALUE		303,789									
Bathrooms				0 100																															TOTAL EXEMPTION VALUE		0									
Frame		02		WOOD FRAME 100																															BASE TAXABLE VALUE		303,789									
Stories		1.		1. 100																															TOTAL JUST VALUE		303,789									
Units				0 100																															NCON VALUE		242,691									
BUD8 Adjustme		06		DIST 1D 100																																	INCOME VALUE									
Occupancy		00		NONE 100																																	PREVIOUS YEAR MKT VALUE		77,678							