

DOVE JAMES & KIMBERLY
45001 EULA B ROAD
CALLAHAN, FL 32011

2026



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										
Exterior Wall		30		VINYL 100		0800		02		960		135.5200		121.97		117,091		2004		2009		0		0		0 40.00		60.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		100%		2005				Heated Area: 960												HX Base Yr 2005		Tax Group: 6					Tax Dist:					
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					70,255					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					14,583					
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					51,000					
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					135,838					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					74,697					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					61,141					
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 36,141					
Bathrooms				2 100																										BASE TAXABLE VALUE					25,000					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					135,838					
Stories		1.		1. 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					134,002					