

HENDERSON CECIL & BETTIE H/HENDERSON MICHAEL ET AL
36363 PRATT SIDING ROAD
CALLAHAN, FL 32011

22-3N-24-2320-0008-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																	
ELEMENT	CD	05	AVERAGE 100	0820	02	1,637	115.6000	98.26	160,852	1981	1981	0	0	0	70.00	30.00	VALUATION BY										STANDARD																										
Exterior Wall	03	GABLE/HIP	100	2 M/H 93- 0% - 2023										Heated Area: 1440										HX Base Yr										Tax Group: 4										Tax Dist:									
Roof Structur	03	MODULAR MT	100											UOP										2019										BUILDING MARKET VALUE										48,256									
Roof Cover	12	PLYWOOD	50											BAS										1999										TOTAL MARKET OB/XF VALUE										0									
Interior Wall	04	DRYWALL	50											UEP										2011										TOTAL LAND VALUE - MARKET										40,000									
Interior Wall	05	CARPET	90											BAS										2017										TOTAL MARKET VALUE										88,256									
Interior Floo	14	SHT VINYL	10											UEP										2011										SOH/AGL Deduction										4,961									
Interior Floo	08	NONE	100											BAS										2019										ASSESSED VALUE										83,295									
Air Condition	01	FORCED AIR	100											UEP										2011										TOTAL EXEMPTION VALUE										0									
Heating Type	03	3 100												BAS										1999										BASE TAXABLE VALUE										83,295									
Bedrooms		2 100												UEP										2011										TOTAL JUST VALUE										88,256									
Bathrooms														BAS										1999										NCON VALUE										0									
Frame	02	WOOD FRAME	100											UEP										2011										INCOME VALUE																			
Stories	1.	1. 100												BAS										1999										PREVIOUS YEAR MKT VALUE										90,417									
Units		0 100												UEP										2011																													
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