

VINING WARREN L & HEATHER MARIE
33105 CRIPPLE HORSE TRAIL
CALLAHAN, FL 32011

23-1N-24-2180-1283-0000

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		22,320										
																						TOTAL LAND VALUE - MARKET		190,000										
																						TOTAL MARKET VALUE		212,320										
																						SOH/AGL Deduction		4,915										
																						ASSESSED VALUE		207,405										
																						TOTAL EXEMPTION VALUE		0										
																						BASE TAXABLE VALUE		207,405										
																						TOTAL JUST VALUE		212,320										
																						NCON VALUE		0										
																						INCOME VALUE												
																						PREVIOUS YEAR MKT VALUE		188,550										
																						T= 2879 H=2279 P=600												
DOR CODE		0001	VAC W/XFOB																															
MAP NUM			MKT AREA																			08												
NEIGHBORHOOD/LOC		8005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													