

COLLINS JOHNATHAN D & MEAGEN N
44360 CATTLE BEND LN
CALLAHAN, FL 32011

32-2N-25-4020-0004-0040



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										11,664	
																																TOTAL LAND VALUE - MARKET										120,400	
																																TOTAL MARKET VALUE										132,064	
																																SOH/AGL Deduction										41,982	
																																ASSESSED VALUE										90,082	
																																TOTAL EXEMPTION VALUE										0	
																																BASE TAXABLE VALUE										90,082	
																																TOTAL JUST VALUE										132,064	
																																NCON VALUE										0	
																																INCOME VALUE											
																																PREVIOUS YEAR MKT VALUE										115,296	