

PT OF N1/2
IN OR 1976/118
PARCELS 3-14 & 2-3

Taft Robert A Jr L/E/
47350 SAWTOOTH RDG
CALLAHAN, FL 32011

2026

33-3N-25-0000-0003-0140



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
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	10	ABOVE AVG 100	0100	01	2,459	112.8960	118.54	291,490	2008	2008	0	0	0	8.00	92.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2011										Heated Area: 2026										HX Base Yr 2011			
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE						268,171			
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE						24,654			
Interior Floor	12	HARDWOOD 100															TOTAL LAND VALUE - MARKET						200,000			
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE						492,825			
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction						223,967			
Bedrooms	03	3 100															ASSESSED VALUE						268,858			
Bathrooms	02	2 100															TOTAL EXEMPTION VALUE						HX HB 51,411			
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE						217,447			
Stories	1.	1. 100															TOTAL JUST VALUE						492,825			
Units	00	0 100															NCON VALUE						0			
Occupancy	00	NONE 100															INCOME VALUE									
			PREVIOUS YEAR MKT VALUE						488,110																	