

THOMAS RONALD S & NANCY W
55087 WETLAND WAY
CALLAHAN, FL 32011

34-3N-25-0121-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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: 4					Tax Dist:							
																											BUILDING MARKET VALUE					0							
																											TOTAL MARKET OB/XF VALUE					0							
																											TOTAL LAND VALUE - MARKET					127,750							
																											TOTAL MARKET VALUE					127,750							
																											SOH/AGL Deduction					88,001							
																											ASSESSED VALUE					39,749							
																											TOTAL EXEMPTION VALUE					0							
																											BASE TAXABLE VALUE					39,749							
																											TOTAL JUST VALUE					127,750							
																											NCON VALUE					0							
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE					109,500							