

FLETCHER SCOTT CORY & SHARON
56057 GRIFFIN ROAD
CALLAHAN, FL 32011

34-3N-25-0121-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2	4										
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	20	FACE BRICK 100										0500	01	2,928	129.2500		628,232	2020	2020		0		0	3.75	96.25	VALUATION BY					STANDARD										
Roof Structur	08	IRREGULAR 100										1 SFR CUST 0% - 2026										Heated Area: 2402					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																									BUILDING MARKET VALUE					740,451									
Interior Wall	05	DRYWALL 100																									TOTAL MARKET OB/XF VALUE					71,072									
Interior Floo	11	CLAY TILE 100																									TOTAL LAND VALUE - MARKET					217,800									
Air Condition	03	CENTRAL 100																									TOTAL MARKET VALUE					1,029,323									
Heating Type	04	AIR DUCTED 100																									SOH/AGL Deduction					0									
Bedrooms	3	100																									ASSESSED VALUE					1,029,323									
Bathrooms	3	100																									TOTAL EXEMPTION VALUE					0									
Frame	02	WOOD FRAME 100																																							

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