

MAHANY WALTER J & ALMA
54219 MARLEE RD
CALLAHAN, FL 32011-4752

37-1N-25-299A-0045-0000

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BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3	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									
Exterior Wall		25		MOD METAL 100		6500		01		816		63.2500		24.67		20,131		2025		2025		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		3		GARAGE RES		100%		- 2026				Heated Area: 720										HX		Base Yr 2025		Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					300,288				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					1,962				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					51,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					353,250				
Heating Type		01		NONE 100																										SOH/AGL Deduction					826				
Bedrooms		01		0 100																										ASSESSED VALUE					352,424				
Bathrooms		05		0 100																								HX HB		TOTAL EXEMPTION VALUE					51,411				
Frame				STEEL 100																										BASE TAXABLE VALUE					301,013				
																														TOTAL JUST VALUE					353,250				
																														NCON VALUE					19,930				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					323,753				