

O'QUINN RICHARD M
54460 MARLEE ROAD
CALLAHAN, FL 32011

37-1N-25-299D-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall	05	AVERAGE 100								0100	01	1,673	97.8500	102.74	171,884	1965	1965	0	0	0	22.25	77.75	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0														Tax Group: 6							
Roof Cover	03	COMP SHNGL 100								Heated Area: 1519														Tax Dist:							
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE							
Interior Floo	14	CARPET 60																						TOTAL MARKET OB/XF VALUE							
Interior Floo	12	HARDWOOD 40																						TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction							
Bedrooms		3 100																						ASSESSED VALUE							
Bathrooms		1 100																						TOTAL EXEMPTION VALUE							
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE							
Stories		0 0 100																						TOTAL JUST VALUE							
Units		0 100																						NCON VALUE							
BUD8 Adjustme	06	DIST 1D 100																						INCOME VALUE							
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE							