

GASKINS MARCUS DILLAN
54036 ARMSTRONG RD
CALLAHAN, FL 32011

37-1N-25-299S-0002-0220

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	VALUATION BY					STANDARD									
Exterior Wall	30	0800	02	960	151.3200	136.19	130,742	2016	2020	0	0	0	7.00	93.00	Tax Group: 6					Tax Dist:									
Roof Structur	03	1 M/H 94+ 0% - 2026										Heated Area: 960					HX Base Yr												
Roof Cover	03	24 40 24 BAS 2016										BUILDING MARKET VALUE					121,590												
Interior Wall	05											TOTAL MARKET OB/XF VALUE					6,120												
Interior Floo	14											TOTAL LAND VALUE - MARKET					51,000												
Interior Floo	08											TOTAL MARKET VALUE					178,710												
Air Condition	03											SOH/AGL Deduction					0												
Heating Type	04											ASSESSED VALUE					178,710												
Bedrooms												TOTAL EXEMPTION VALUE					0												
Bathrooms												BASE TAXABLE VALUE					178,710												
Frame	02											TOTAL JUST VALUE					178,710												
Stories	0											NCON VALUE					0												
Units	0	INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE					173,997																			