

PARCELS 3-1,3-2 & 3-4
IN OR 964/689
ESMT OR 865/827

CARTER JOSEPH DWAIN & PAULA D
55004 FAMILY COURT
CALLAHAN, FL 32011

2026

46-2N-25-0000-0003-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6											
Exterior Wall	30	VINYL 100	0900	01	2,356	94.6386	131.55	309,932	2000	2000		0	0	12.25	87.75	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2001 Heated Area: 1772 HX Base Yr 2001														VALUATION BY				STANDARD						
Roof Cover	03	COMP SHNGL 100															Tax Group: 6				Tax Dist:						
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE				271,965						
Interior Floor	14	CARPET 90															TOTAL MARKET OB/XF VALUE				24,107						
Interior Floor	11	CLAY TILE 10															TOTAL LAND VALUE - MARKET				292,000						
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE				317,702						
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction				135,874						
Bedrooms	3	100															ASSESSED VALUE				181,828						
Bathrooms	2	100															TOTAL EXEMPTION VALUE				HX HB 51,411						
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE				130,417						
Stories	1.	1. 100															TOTAL JUST VALUE				588,072						
Units	0	100															NCON VALUE				0						
Occupancy	00	NONE 100															INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE				606,524						
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