

RUSSELL JOSHUA B & MELISSA F
55254 DEER RUN RD
CALLAHAN, FL 32011

46-2N-25-197A-0003-0260

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		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		1,104		60.9500		23.77		26,242		2017		2017		0		0		8.00		92.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES		100%		- 2013				Heated Area: 1104										HX Base Yr 2013		Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					361,599				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					60,605				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					65,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					487,204				
Heating Type		01		NONE 100																										SOH/AGL Deduction					218,967				
Bedrooms		01		NONE 100																										ASSESSED VALUE					268,237				
Bathrooms		01		0 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					216,826				
																														TOTAL JUST VALUE					487,204				
																														NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					485,978				