

ABSHIER NATALIE
45537 INGLEHAM CIRCLE
CALLAHAN, FL 32011

51-2N-25-015A-0118-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		10		ABOVE AVG 100		0100		01		1,935		117.2031		123.06		238,121		2016		2016		0		0		4.00		96.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2026		Heated Area: 1705		HX Base Yr 2026														Tax Group: 1					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					228,596				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					41,000				
Interior Floo		11		CLAY TILE 30																										TOTAL MARKET VALUE					269,596				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					269,596				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																										BASE TAXABLE VALUE					218,185				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					269,596				
Stories		1.		1. 100																										NCON VALUE					0				
Units		00		0 100																										INCOME VALUE									
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					273,488				
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																															07				
NEIGHBORHOOD/LOC		7003.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,705		100		2016		1,705		201,424																													
FGR		400		55		2016		220		25,990																													
FOP		20		30		2016		6		708																													
PTO		70		5		2016		4		472																													
TOTALS		2,195						1,935		228,596																													
EXTRA FEATURES																																							
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES									