

O'NEAL LORIE
45040 JAMES ST
CALLAHAN, FL 32011

51-2N-25-4170-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																					
CONSTRUCTION																				VALUATION SUMMARY										6																					
ELEMENT		CD		30		VINYL 100		0800		02		2,049		135.5200		121.97		249,917		2002		2002		0		0		54.00		46.00		VALUATION BY										STANDARD									
Exterior Wall		03		GABLE/HIP		100		1		M/H		94+		100%		- 2006		Heated Area:		1972		HX		Base Yr		2006		Tax Group: 6										Tax Dist:													
Roof Structur		12		MODULAR MT		100																										BUILDING MARKET VALUE										114,962									
Roof Cover		05		DRYWALL		100																										TOTAL MARKET OB/XF VALUE										4,557									
Interior Wall		14		CARPET		80																										TOTAL LAND VALUE - MARKET										25,500									
Interior Floo		08		SHT VINYL		20																										TOTAL MARKET VALUE										145,019									
Interior Floo		03		CENTRAL		100																										SOH/AGL Deduction										73,888									
Air Condition		04		AIR DUCTED		100																										ASSESSED VALUE										71,131									
Heating Type																																TOTAL EXEMPTION VALUE										HX HB 46,131									
Bedrooms				4		100																										BASE TAXABLE VALUE										25,000									
Bathrooms				2		100																										TOTAL JUST VALUE										145,019									
Frame		02		WOOD FRAME		100																										NCON VALUE										0									
Stories		1.		1.		100																										INCOME VALUE																			
Units				0		100																										PREVIOUS YEAR MKT VALUE										118,748									