

CARPENTER APRIL REVOCABLE TRUST UTA/CARPENTER APRIL
2621 BENZ PL
FERNANDINA BEACH, FL 32034

00-00-30-021N-0072-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																	
																																VALUATION BY										STANDARD					
																																		Tax Group: 8										Tax Dist:			
																																		BUILDING MARKET VALUE										330,700			
																																		TOTAL MARKET OB/XF VALUE										63,278			
																																		TOTAL LAND VALUE - MARKET										180,000			
																																		TOTAL MARKET VALUE										573,978			
																																		SOH/AGL Deduction										311,133			
																																		ASSESSED VALUE										262,845			
																																		TOTAL EXEMPTION VALUE										HX HB		50,000	
																																		BASE TAXABLE VALUE										212,845			
																																		TOTAL JUST VALUE										573,978			
																																		NCON VALUE										0			
																																		INCOME VALUE													
																																		PREVIOUS YEAR MKT VALUE										475,827			