

LOT 40 OF FERREIRA R/P OF FDNA
BCH PBK 2/34 & LOT 65 OF
GEORGIA'S FDNA BCH PBK 2/35

BAYNE KATHRYN
P O BOX 37
LIBERTYTOWN, MD 21762

2023

00-00-31-126A-0040-0000



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 2										
Exterior Wall	10	ABOVE AVG 100	0500	11	3,079	150.4752	214.43	660,230	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	2 SFR CUST - 0% - 0													Heated Area: 2743									
Roof Cover	03	COMP SHNGL 100	HX Base Yr													Tax Group: 2 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 660,230									
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE 3,960									
Interior Floo	12	HARDWOOD 50														TOTAL LAND VALUE - MARKET 700,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 1,364,190									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 98,619									
Bedrooms	3	100														ASSESSED VALUE 1,265,571									
Bathrooms	2.5	100														TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 1,265,571									
Stories	3.	100														TOTAL JUST VALUE 1,364,190									
Units	0	100														NCON VALUE 3,960									
																INCOME VALUE									
																PREVIOUS YEAR MKT VALUE 1,232,878									