

TOWNSEND THOMAS E JR & STEPHANIE L
2699 ALLAN ST
FERNANDINA BEACH, FL 32034

00-00-31-1550-0017-0000

[illegible]

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FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2													
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: 2									
																																		Tax Dist:									
																																		BUILDING MARKET VALUE									
																																		568,523									
																																		TOTAL MARKET OB/XF VALUE									
																																		25,373									
																																		TOTAL LAND VALUE - MARKET									
																																		175,000									
																																		TOTAL MARKET VALUE									
																																		768,896									
																																		SOH/AGL Deduction									
																																		274,797									
																																		ASSESSED VALUE									
																																		494,099									
																																		TOTAL EXEMPTION VALUE									
																																		HX HB									
																																		50,000									
																																		BASE TAXABLE VALUE									
																																		444,099									
																																		TOTAL JUST VALUE									
																																		768,896									
																																		NCON VALUE									
																																		0									
																																		INCOME VALUE									
																																		PREVIOUS YEAR MKT VALUE									
																																		711,522									