

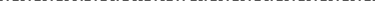
ZDANIS CAROLEE B
2749 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

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ZDANIS CAROLEE B
2749 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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										438,973									
																									TOTAL MARKET OB/XF VALUE										19,606									
																									TOTAL LAND VALUE - MARKET										247,500									
																									TOTAL MARKET VALUE										706,079									
																									SOH/AGL Deduction										371,199									
																									ASSESSED VALUE										334,880									
																									TOTAL EXEMPTION VALUE										HX HB WX 55,000									
																									BASE TAXABLE VALUE										279,880									
																									TOTAL JUST VALUE										706,079									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										580,552									