

TUNKEL ROBERT & CAROLINE R L/E/
2753 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2023

[illegible]

**TUNKEL ROBERT & CAROLINE R L/E/
2753 SEA GROVE LANE
FERNANDINA BEACH, FL 32034**

00-00-31-1676-0005-0000

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												
																											403,802												
																											TOTAL MARKET OB/XF VALUE												
																											17,877												
																											TOTAL LAND VALUE - MARKET												
																											225,000												
																											TOTAL MARKET VALUE												
																											646,679												
																											SOH/AGL Deduction												
																											313,382												
																											ASSESSED VALUE												
																											333,297												
																											TOTAL EXEMPTION VALUE												
																											HX HB												
																											50,000												
																											BASE TAXABLE VALUE												
																											283,297												
																											TOTAL JUST VALUE												
																											646,679												
																											NCON VALUE												
																											0												
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE												
																											533,610												
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