

WESTBERRY VERA S
96108 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

2023

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	VALUATION SUMMARY														
																											VALUATION BY STANDARD										
																											Tax Group: 4 Tax Dist:										
																											BUILDING MARKET VALUE 0										
																											TOTAL MARKET OB/XF VALUE 0										
																											TOTAL LAND VALUE - MARKET 2,205										
																											TOTAL MARKET VALUE 2,205										
																											SOH/AGL Deduction 1,128										
																											ASSESSED VALUE 1,077										
																											TOTAL EXEMPTION VALUE 0										
																											BASE TAXABLE VALUE 1,077										
																											TOTAL JUST VALUE 2,205										
																											NCON VALUE 0										
																											INCOME VALUE										
																											PREVIOUS YEAR MKT VALUE 2,205										
DOR CODE		0000	VACANT																																		
MAP NUM							MKT AREA																				05										
NEIGHBORHOOD/LOC		5001	.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA				SUBAREA MARKET VALUE																														