

SERGEANT VERA SUE & CURTIS REED
96108 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034-6989

04-2N-26-0000-0002-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4									
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										81,900									
																								TOTAL MARKET VALUE										81,900									
																								SOH/AGL Deduction										26,845									
																								ASSESSED VALUE										55,055									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										55,055									
																								TOTAL JUST VALUE										81,900									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										81,900									