

ORAVITS ROBERT & DENISE GAIL
86315 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0079-0000

[illegible]

ORAVITS ROBERT & DENISE GAIL
86315 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0079-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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										342,585									
																								TOTAL MARKET OB/XF VALUE										36,621									
																								TOTAL LAND VALUE - MARKET										127,500									
																								TOTAL MARKET VALUE										500,706									
																								SOH/AGL Deduction										203,229									
																								ASSESSED VALUE										297,477									
																								TOTAL EXEMPTION VALUE										HX HB 50,000									
																								BASE TAXABLE VALUE										247,477									
																								TOTAL JUST VALUE										500,706									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										385,805									