

PICKETT RYAN
3620 VIA DEL MAR RD
FERNANDINA BEACH, FL 32034

14-1N-24-2180-0089-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6				
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: 6										Tax Dist:									
																			BUILDING MARKET VALUE										0									
																			TOTAL MARKET OB/XF VALUE										0									
																			TOTAL LAND VALUE - MARKET										27,960									
																			TOTAL MARKET VALUE										27,960									
																			SOH/AGL Deduction										5,631									
																			ASSESSED VALUE										22,329									
																			TOTAL EXEMPTION VALUE										0									
																			BASE TAXABLE VALUE										22,329									
																			TOTAL JUST VALUE										27,960									
																			NCON VALUE										0									
																			INCOME VALUE																			
																			PREVIOUS YEAR MKT VALUE										25,164									