

SPENCER GEORGE A
3450 DUNN AVE STE 305
JACKSONVILLE, FL 32218

17-1N-24-2091-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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					100,200							
																											TOTAL MARKET VALUE					100,200							
																											SOH/AGL Deduction					43,223							
																											ASSESSED VALUE					56,977							
																											TOTAL EXEMPTION VALUE					0							
																											BASE TAXABLE VALUE					56,977							
																											TOTAL JUST VALUE					100,200							
																											NCON VALUE					0							
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE					68,400							