

ANDREU ALAN A/
554041 US HWY 1 NORTH
HILLIARD, FL 32046

24-4N-23-0000-0002-0000

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: 4					Tax Dist:											
																							BUILDING MARKET VALUE					0											
																							TOTAL MARKET OB/XF VALUE					19,659											
																							TOTAL LAND VALUE - MARKET					171,000											
																							TOTAL MARKET VALUE					190,659											
																							SOH/AGL Deduction					121,517											
																							ASSESSED VALUE					69,142											
																							TOTAL EXEMPTION VALUE					0											
																							BASE TAXABLE VALUE					69,142											
																							TOTAL JUST VALUE					190,659											
																							NCON VALUE					0											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					104,326											
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