

CONNER GERALD R
97361 PIRATES POINT RD
YULEE, FL 32097

26-2N-23-0000-0005-0150

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										11,232									
																			TOTAL LAND VALUE - MARKET										256,000									
																			TOTAL MARKET VALUE										267,232									
																			SOH/AGL Deduction										69,967									
																			ASSESSED VALUE										197,265									
																			TOTAL EXEMPTION VALUE										0									
																			BASE TAXABLE VALUE										197,265									
																			TOTAL JUST VALUE										267,232									
																			NCON VALUE										0									
																			INCOME VALUE																			
																			PREVIOUS YEAR MKT VALUE										197,514									