

STEWART JEFFREY D & NICOL M
86031 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-127R-0001-0000

[illegible]

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YULEE, FL 32097

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2									
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					833,615											
																							TOTAL MARKET OB/XF VALUE					189,843											
																							TOTAL LAND VALUE - MARKET					200,000											
																							TOTAL MARKET VALUE					1,223,458											
																							SOH/AGL Deduction					266,717											
																							ASSESSED VALUE					956,741											
																							TOTAL EXEMPTION VALUE					HX HB 50,000											
																							BASE TAXABLE VALUE					906,741											
																							TOTAL JUST VALUE					1,223,458											
																							NCON VALUE					415,157											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					648,316											