

KEAHEY JULIA
1733 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0012-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4																	
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										12,000									
																																TOTAL LAND VALUE - MARKET										460,240									
																																TOTAL MARKET VALUE										472,240									
																																SOH/AGL Deduction										254,821									
																																ASSESSED VALUE										217,419									
																																TOTAL EXEMPTION VALUE										0									
																																BASE TAXABLE VALUE										217,419									
																																TOTAL JUST VALUE										472,240									
																																NCON VALUE										0									
																																INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										295,150									