

KITLER HOLLY L
85900 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0047-0000

[illegible]

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BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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					233,266								
																				TOTAL MARKET OB/XF VALUE					34,281								
																				TOTAL LAND VALUE - MARKET					250,000								
																				TOTAL MARKET VALUE					517,547								
																				SOH/AGL Deduction					219,946								
																				ASSESSED VALUE					297,601								
																				TOTAL EXEMPTION VALUE					HX HB		50,000						
																				BASE TAXABLE VALUE					247,601								
																				TOTAL JUST VALUE					517,547								
																				NCON VALUE					0								
																				INCOME VALUE													
																				PREVIOUS YEAR MKT VALUE					457,391								