

PIPKIN RANDALL M & BECKY E
96319 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

44-2N-28-5130-0027-0000

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					0								
																			TOTAL LAND VALUE - MARKET					45,000								
																			TOTAL MARKET VALUE					45,000								
																			SOH/AGL Deduction					6,026								
																			ASSESSED VALUE					38,974								
																			TOTAL EXEMPTION VALUE					0								
																			BASE TAXABLE VALUE					38,974								
																			TOTAL JUST VALUE					45,000								
																			NCON VALUE					0								
																			INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE					45,000								