

FLANAGAN TIMOTHY L
96026 AZALEA LN
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0003-0030

[illegible]

FLANAGAN TIMOTHY L
96026 AZALEA LN
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0003-0030

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					656,507					
																						TOTAL MARKET OB/XF VALUE					97,425					
																						TOTAL LAND VALUE - MARKET					237,120					
																						TOTAL MARKET VALUE					991,052					
																						SOH/AGL Deduction					373,920					
																						ASSESSED VALUE					617,132					
																						TOTAL EXEMPTION VALUE					HX HB					
																						BASE TAXABLE VALUE					567,132					
																						TOTAL JUST VALUE					991,052					
																						NCON VALUE					0					
																						INCOME VALUE										
																						PREVIOUS YEAR MKT VALUE					808,347					