

FERGUSON JONATHAN R & ASHLEY M
96225 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

47-3N-28-5000-0007-0000

[illegible]

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FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				7
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: 7					Tax Dist:						
																							BUILDING MARKET VALUE					636,507						
																							TOTAL MARKET OB/XF VALUE					46,807						
																							TOTAL LAND VALUE - MARKET					382,500						
																							TOTAL MARKET VALUE					1,065,814						
																							SOH/AGL Deduction					204,272						
																							ASSESSED VALUE					861,542						
																							TOTAL EXEMPTION VALUE					HX HB 50,000						
																							BASE TAXABLE VALUE					811,542						
																							TOTAL JUST VALUE					1,065,814						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					836,449						