

MCCARRON DONALD E & SALLY A
95048 SEA WALK COURT
FERNANDINA BEACH, FL 32034

00-00-30-0609-0004-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2					8	
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: 8					Tax Dist:								
																							BUILDING MARKET VALUE					610, 214								
																							TOTAL MARKET OB/XF VALUE					21, 786								
																							TOTAL LAND VALUE - MARKET					350, 000								
																							TOTAL MARKET VALUE					982, 000								
																							SOH/AGL Deduction					559, 475								
																							ASSESSED VALUE					422, 525								
																							TOTAL EXEMPTION VALUE					HX HB 50, 000								
																							BASE TAXABLE VALUE					372, 525								
																							TOTAL JUST VALUE					982, 000								
																							NCON VALUE					0								
																							INCOME VALUE													
																							PREVIOUS YEAR MKT VALUE					855, 746								
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM								MKT AREA															03													
NEIGHBORHOOD/LOC		3032.00																																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																												