

HYERS MCCAGER BRUCE & LISA K
816 SANBORN LANE
FERNANDINA BEACH, FL 32034

00-00-30-0740-0063-0020

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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										146,780									
																				TOTAL MARKET OB/XF VALUE										38,800									
																				TOTAL LAND VALUE - MARKET										330,000									
																				TOTAL MARKET VALUE										515,580									
																				SOH/AGL Deduction										344,338									
																				ASSESSED VALUE										171,242									
																				TOTAL EXEMPTION VALUE										HX HB 50,000									
																				BASE TAXABLE VALUE										121,242									
																				TOTAL JUST VALUE										515,580									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										456,591									