

BROUSSARD MICHAEL L & TATIANA A
87302 BROOKER RD
YULEE, FL 32097

00-00-30-0800-0024-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		0																
																					TOTAL MARKET OB/XF VALUE		0																
																					TOTAL LAND VALUE - MARKET		120,900																
																					TOTAL MARKET VALUE		120,900																
																					SOH/AGL Deduction		39,203																
																					ASSESSED VALUE		81,697																
																					TOTAL EXEMPTION VALUE		0																
																					BASE TAXABLE VALUE		81,697																
																					TOTAL JUST VALUE		120,900																
																					NCON VALUE		0																
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE		111,600																
DOR CODE		0000		VACANT																																			
MAP NUM				MKT AREA																02																			
NEIGHBORHOOD/LOC		2019.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					GEIGER RD, FERNANDINA BEACH										BLD DATE						LGL DATE		04/11/2024				MLU												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							