

CHASE RICHARD R & RACHEL A
616 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2024

[illegible]

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FERNANDINA BEACH, FL 32034

00-00-31-087I-0175-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2
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: 2														
																										Tax Dist:														
																										BUILDING MARKET VALUE														
																										500,870														
																										TOTAL MARKET OB/XF VALUE														
																										28,567														
																										TOTAL LAND VALUE - MARKET														
																										150,000														
																										TOTAL MARKET VALUE														
																										679,437														
																										SOH/AGL Deduction														
																										290,085														
																										ASSESSED VALUE														
																										389,352														
																										TOTAL EXEMPTION VALUE														
																										HX HB														
																										50,000														
																										BASE TAXABLE VALUE														
																										339,352														
																										TOTAL JUST VALUE														
																										NCON VALUE														
																										0														
																										INCOME VALUE														
																										PREVIOUS YEAR MKT VALUE														
																										647,869														