

FELSBURG-DODD DEBRA &/DODD RUSSELL L
1719 MCARTHUR ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0002-0050

[illegible]

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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										776,378									
																						TOTAL MARKET OB/XF VALUE										59,664									
																						TOTAL LAND VALUE - MARKET										240,000									
																						TOTAL MARKET VALUE										1,076,042									
																						SOH/AGL Deduction										158,097									
																						ASSESSED VALUE										917,945									
																						TOTAL EXEMPTION VALUE										HX HB 50,000									
																						BASE TAXABLE VALUE										867,945									
																						TOTAL JUST VALUE										1,076,042									
																						NCON VALUE										0									
																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										884,883									