

BROUGHTON JAMES A & NANAOKO
1816 S FLETCHER AV
FRENANDINA BEACH, FL 32034

00-00-31-1460-0033-0000

[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										628,727									
																									TOTAL MARKET OB/XF VALUE										29,817									
																									TOTAL LAND VALUE - MARKET										1,485,000									
																									TOTAL MARKET VALUE										2,143,544									
																									SOH/AGL Deduction										1,011,512									
																									ASSESSED VALUE										1,132,032									
																									TOTAL EXEMPTION VALUE										HX HB 50,000									
																									BASE TAXABLE VALUE										1,082,032									
																									TOTAL JUST VALUE										2,143,544									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										1,981,653									