

PDT REVOCABLE TRUST/TURNER PHILIP D TRUSTEE
2751 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

00-00-31-1550-0009-0000



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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
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					503,026				
																					TOTAL MARKET OB/XF VALUE					22,800				
																					TOTAL LAND VALUE - MARKET					247,500				
																					TOTAL MARKET VALUE					773,326				
																					SOH/AGL Deduction					281,732				
																					ASSESSED VALUE					491,594				
																					TOTAL EXEMPTION VALUE					HX HB 50,000				
																					BASE TAXABLE VALUE					441,594				
																					TOTAL JUST VALUE					773,326				
																					NCON VALUE					0				
																					INCOME VALUE									
																					PREVIOUS YEAR MKT VALUE					751,546				