

KING THOMAS E IV & ELLEN E
3769 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1680-0015-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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										0									
																								TOTAL MARKET OB/XF VALUE										0									
																								TOTAL LAND VALUE - MARKET										515,654									
																								TOTAL MARKET VALUE										515,654									
																								SOH/AGL Deduction										12,955									
																								ASSESSED VALUE										502,699									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										502,699									
																								TOTAL JUST VALUE										515,654									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										482,386									
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