

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 1,362,900	Market: 0	Agricultural: 0	Common: 1,362,900	PRINTED 08/06/2024 BY SYS
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3280 S FLETCHER LLC
1499 EDGEWOOD AVE S
JACKSONVILLE, FL 32205

00-00-31-1720-0003-0130

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										1,423,189			
																																		TOTAL MARKET OB/XF VALUE										73,188			
																																		TOTAL LAND VALUE - MARKET										1,362,900			
																																		TOTAL MARKET VALUE										2,859,277			
																																		SOH/AGL Deduction										9,741			
																																		ASSESSED VALUE										2,849,536			
																																		TOTAL EXEMPTION VALUE										0			
																																		BASE TAXABLE VALUE										2,849,536			
																																		TOTAL JUST VALUE										2,859,277			
																																		NCON VALUE										0			
																																		INCOME VALUE													
																																		PREVIOUS YEAR MKT VALUE										2,590,487			