

LEHMAN PHILIP R & DEBORAH S
28 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1300-0049-0000



REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 750,000	Market: 0	Agricultural: 0	Common: 750,000	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5
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: 5										Tax Dist:										
																				BUILDING MARKET VALUE										599,936										
																				TOTAL MARKET OB/XF VALUE										54,749										
																				TOTAL LAND VALUE - MARKET										750,000										
																				TOTAL MARKET VALUE										1,404,685										
																				SOH/AGL Deduction										333,621										
																				ASSESSED VALUE										1,071,064										
																				TOTAL EXEMPTION VALUE										HX HB 50,000										
																				BASE TAXABLE VALUE										1,021,064										
																				TOTAL JUST VALUE										1,404,685										
																				NCON VALUE										0										
																				INCOME VALUE																				
																				PREVIOUS YEAR MKT VALUE										1,379,541										