

MAUPAY WALTER R JR
16 DUNES ROW
FERNANDINA BEACH, FL 32034

02-6N-29-0390-0007-0000

[illegible]

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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										1,276,849									
																									TOTAL MARKET OB/XF VALUE										75,489									
																									TOTAL LAND VALUE - MARKET										2,300,000									
																									TOTAL MARKET VALUE										3,652,338									
																									SOH/AGL Deduction										1,745,254									
																									ASSESSED VALUE										1,987,084									
																									TOTAL EXEMPTION VALUE										HX HB 50,000									
																									BASE TAXABLE VALUE										1,857,084									
																									TOTAL JUST VALUE										3,652,338									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										3,495,531									