

LOT 10
IN OR 1354/474
AMELIA BAY ESTATES PB 7/4

AJMANI DEEPAK & ANNA
802 GREYBULL RUN
LAKE MARY, FL 32746

2024

32-2N-28-005A-0010-0000



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: 4										Tax Dist:																								
															BUILDING MARKET VALUE										0																								
															TOTAL MARKET OB/XF VALUE										0																								
															TOTAL LAND VALUE - MARKET										90,000																								
															TOTAL MARKET VALUE										90,000																								
															SOH/AGL Deduction										51,094																								
															ASSESSED VALUE										38,906																								
															TOTAL EXEMPTION VALUE										0																								
															BASE TAXABLE VALUE										38,906																								
DOR CODE					0000					VACANT																																							
MAP NUM										MKT AREA					04																																		
NEIGHBORHOOD/LOC					4008.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					95283 BROOKHILL PL, FERNANDINA BEACH																																												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																		
LAND DESCRIPTION					TOTAL OB/XF										0																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000000	C	VAC RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000																																
REVIEW DATE					03/12/2024					BY					MLU					Total Acres: 0.00					Total Land Value: 90,000					Market: 0					Agricultural: 0					Common: 90,000					PRINTED 08/06/2024 BY SYS				