

PT OF LOTS 20 & 21
PT OR 2717/745 BEING THE N1/2
OF PARCELS 1 & 2

SMITH JOSEPH J & MIRANDA SESSIONS
941193 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-4960-0021-0010



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 99,375										
																			TOTAL MARKET VALUE 99,375										
																			SOH/AGL Deduction 19,212										
																			ASSESSED VALUE 80,163										
																			TOTAL EXEMPTION VALUE 0										
																			BASE TAXABLE VALUE 80,163										
																			TOTAL JUST VALUE 99,375										
																			NCON VALUE 0										
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE 99,375										
DOR CODE		0000 VACANT																											
MAP NUM					MKT AREA						04																		
NEIGHBORHOOD/LOC		4005.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																						