

GUINN JOHN
96434 SWEETBRIAR LANE
YULEE, FL 32097

2024

37-1N-25-0340-0016-0000

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										6
																									VALUATION BY					STANDARD				
																									Tax Group: 6					Tax Dist:				
																									BUILDING MARKET VALUE					0				
																									TOTAL MARKET OB/XF VALUE					0				
																									TOTAL LAND VALUE - MARKET					40,000				
																									TOTAL MARKET VALUE					40,000				
																									SOH/AGL Deduction					6,725				
																									ASSESSED VALUE					33,275				
																									TOTAL EXEMPTION VALUE					0				
																									BASE TAXABLE VALUE					33,275				
																									TOTAL JUST VALUE					40,000				
																									NCON VALUE					0				
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE					40,000				