

COLEMAN BROTHERS O'NEIL LLC
96044 BAKER DR
YULEE, FL 32097

40-2N-28-0000-0017-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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					21,600											
																							TOTAL MARKET VALUE					21,600											
																							SOH/AGL Deduction					11,617											
																							ASSESSED VALUE					9,983											
																							TOTAL EXEMPTION VALUE					0											
																							BASE TAXABLE VALUE					9,983											
																							TOTAL JUST VALUE					21,600											
																							NCON VALUE					0											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					21,600											