

MELOGY JOHN K & DONNA T
96285 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

41-2N-28-0000-0003-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4																			
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										75,000									
																																TOTAL MARKET VALUE										75,000									
																																SOH/AGL Deduction										31,077									
																																ASSESSED VALUE										43,923									
																																TOTAL EXEMPTION VALUE										0									
																																BASE TAXABLE VALUE										43,923									
																																TOTAL JUST VALUE										75,000									
																																NCON VALUE										0									
																																INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										75,000									
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