

KICKLIGHTER DAVID S & ALLISON
85840 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0044-0000

REVIEW DATE 07/28/2020 BY NWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		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										432,905									
																								TOTAL MARKET OB/XF VALUE										133,547									
																								TOTAL LAND VALUE - MARKET										300,000									
																								TOTAL MARKET VALUE										866,452									
																								SOH/AGL Deduction										302,811									
																								ASSESSED VALUE										563,641									
																								TOTAL EXEMPTION VALUE										HX HB 50,000									
																								BASE TAXABLE VALUE										513,641									
																								TOTAL JUST VALUE										866,452									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										800,563									