

COTTRELL DAVID K & LISA M
97535 PIRATES POINT RD
YULEE, FL 32097

43-3N-28-509A-0060-0000

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																				
																								VALUATION BY										STANDARD									
																								Tax Group: 4										Tax Dist:									
																								BUILDING MARKET VALUE										0									
																								TOTAL MARKET OB/XF VALUE										15,683									
																								TOTAL LAND VALUE - MARKET										345,000									
																								TOTAL MARKET VALUE										360,683									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										360,683									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										360,683									
																								TOTAL JUST VALUE										360,683									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										362,048									