

WHITTAKER GRANT T/MANOLAKIS CATHERINE S
95159 NASSAU RIVER RD
FERNANDINA BEACH, FL 32097

44-2N-28-5180-0002-0000

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									
																												TOTAL MARKET OB/XF VALUE									
																												TOTAL LAND VALUE - MARKET									
																												TOTAL MARKET VALUE									
																												SOH/AGL Deduction									
																												ASSESSED VALUE									
																												TOTAL EXEMPTION VALUE									
																										HX HB		BASE TAXABLE VALUE									
																												TOTAL JUST VALUE									
																												NCON VALUE									
																												INCOME VALUE									
																												PREVIOUS YEAR MKT VALUE									