

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

45-2N-28-525A-0008-0000

[illegible]

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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										38,863									
																									TOTAL MARKET OB/XF VALUE										91,151									
																									TOTAL LAND VALUE - MARKET										214,780									
																									TOTAL MARKET VALUE										336,794									
																									SOH/AGL Deduction										159,034									
																									ASSESSED VALUE										177,760									
																									TOTAL EXEMPTION VALUE										177,760									
																									BASE TAXABLE VALUE										0									
																									TOTAL JUST VALUE										336,794									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										340,541									