

WHORTON JOE P & JOYCE EILEEN L/E/
85305 OWENS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550E-0022-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																	
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										12,000									
																												TOTAL LAND VALUE - MARKET										85,000									
																												TOTAL MARKET VALUE										97,000									
																												SOH/AGL Deduction										43,410									
																												ASSESSED VALUE										53,590									
																												TOTAL EXEMPTION VALUE										0									
																												BASE TAXABLE VALUE										53,590									
																												TOTAL JUST VALUE										97,000									
																												NCON VALUE										0									
																												INCOME VALUE																			
																												PREVIOUS YEAR MKT VALUE										97,000									