

HALL HEATHER HOLLAND & JOSEPH BENJAMIN
96076 PALM DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-560P-0020-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2					
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					550,154								
																						TOTAL MARKET OB/XF VALUE					78,980								
																						TOTAL LAND VALUE - MARKET					130,000								
																						TOTAL MARKET VALUE					759,134								
																						SOH/AGL Deduction					243,185								
																						ASSESSED VALUE					515,949								
																						TOTAL EXEMPTION VALUE					HX HB 50,000								
																						BASE TAXABLE VALUE					465,949								
																						TOTAL JUST VALUE					759,134								
																						NCON VALUE					0								
																						INCOME VALUE													
																						PREVIOUS YEAR MKT VALUE					710,481								