

REVIEW DATE	06/04/2024	BY	KBA	Total Acres: 0.00	Total Land Value: 345,000	Market: 0	Agricultural: 0	Common: 345,000	PRINTED 08/06/2024 BY SYS
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BRICKEL DAVID & CYNTHIA
96261 FREEMAN RD
YULEE, FL 32097

50-3N-28-0000-0040-0030

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										178,228	
																								TOTAL MARKET OB/XF VALUE										97,119	
																								TOTAL LAND VALUE - MARKET										345,000	
																								TOTAL MARKET VALUE										620,347	
																								SOH/AGL Deduction										203,131	
																								ASSESSED VALUE										417,216	
																								TOTAL EXEMPTION VALUE										HX HB	50,000
																								BASE TAXABLE VALUE										367,216	
																								TOTAL JUST VALUE										620,347	
																								NCON VALUE										0	
																								INCOME VALUE											
																								PREVIOUS YEAR MKT VALUE										597,350	
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