

GRIFFITH CHARLES JR & BEATRICE
96321 SOUTHERN LILY DR
YULEE, FL 32097

50-3N-28-016B-0016-0000

REVIEW DATE 10/27/2020 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS

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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										744,230									
																									TOTAL MARKET OB/XF VALUE										118,596									
																									TOTAL LAND VALUE - MARKET										115,000									
																									TOTAL MARKET VALUE										977,826									
																									SOH/AGL Deduction										280,403									
																									ASSESSED VALUE										697,423									
																									TOTAL EXEMPTION VALUE										HX HB 50,000									
																									BASE TAXABLE VALUE										647,423									
																									TOTAL JUST VALUE										977,826									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										947,239									