

PEARSON KENDALL L
86161 MELISSA ROAD
YULEE, FL 32097

51-3N-27-4881-0082-0000

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					0									
																											TOTAL LAND VALUE - MARKET					80,000									
																											TOTAL MARKET VALUE					80,000									
																											SOH/AGL Deduction					20,105									
																											ASSESSED VALUE					59,895									
																											TOTAL EXEMPTION VALUE					0									
																											BASE TAXABLE VALUE					59,895									
																											TOTAL JUST VALUE					80,000									
																											NCON VALUE					0									
																											INCOME VALUE														
																											PREVIOUS YEAR MKT VALUE					80,000									