

NICHOLS REVOCABLE LIVING TRUST/NICHOLS FRANCES L T
7887 BAHIA VISTA CT
JACKSONVILLE, FL 32256

51-3N-27-4881-0118-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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										0									
																																TOTAL MARKET OB/XF VALUE										0									
																																TOTAL LAND VALUE - MARKET										80,000									
																																TOTAL MARKET VALUE										80,000									
																																SOH/AGL Deduction										31,685									
																																ASSESSED VALUE										48,315									
																																TOTAL EXEMPTION VALUE										0									
																																BASE TAXABLE VALUE										48,315									
																																TOTAL JUST VALUE										80,000									
																																NCON VALUE										0									
																																INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										80,000									