

EMORY EUGENE K
5576 GREGG ST
FERNANDINA BEACH, FL 32034

00-00-30-010A-0007-0550

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										8
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: 8					Tax Dist:												
																							BUILDING MARKET VALUE					0												
																							TOTAL MARKET OB/XF VALUE					0												
																							TOTAL LAND VALUE - MARKET					450,000												
																							TOTAL MARKET VALUE					450,000												
																							SOH/AGL Deduction					214,205												
																							ASSESSED VALUE					235,795												
																							TOTAL EXEMPTION VALUE					0												
																							BASE TAXABLE VALUE					235,795												
																							TOTAL JUST VALUE					450,000												
																							NCON VALUE					0												
																							INCOME VALUE																	
																							PREVIOUS YEAR MKT VALUE					450,000												