

PRESCOTT KAREN M REVOCABLE TRUST/PRESCOTT KAREN M
2815 KENTUCKY AVE
FERNANDINA BEACH, FL 32034

2025



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					180,000										
																			TOTAL MARKET VALUE					180,000										
																			SOH/AGL Deduction					0										
																			ASSESSED VALUE					180,000										
																			TOTAL EXEMPTION VALUE					0										
																			BASE TAXABLE VALUE					180,000										
																			TOTAL JUST VALUE					180,000										
																			NCON VALUE					0										
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE					160,000										
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