

PHELTS MARSHA D/PHELTS MICHAEL RONALD ET AL
5400 OCEAN BLVD
FERNANDINA BEACH, FL 32034

00-00-30-0280-0010-0000

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: 8										Tax Dist:									
																																BUILDING MARKET VALUE										0									
																																TOTAL MARKET OB/XF VALUE										0									
																																TOTAL LAND VALUE - MARKET										100,000									
																																TOTAL MARKET VALUE										100,000									
																																SOH/AGL Deduction										64,631									
																																ASSESSED VALUE										35,369									
																																TOTAL EXEMPTION VALUE										0									
																																BASE TAXABLE VALUE										35,369									
																																TOTAL JUST VALUE										100,000									
																																NCON VALUE										0									
																																INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										100,000									