

MUDD FRANCIS J & TABITHA J
2042 NEPTUNE CT
FERNANDINA BEACH, FL 32034

00-00-30-0411-0010-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		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										343,942			
																																TOTAL MARKET OB/XF VALUE										18,672			
																																TOTAL LAND VALUE - MARKET										200,000			
																																TOTAL MARKET VALUE										562,614			
																																SOH/AGL Deduction										354,210			
																																ASSESSED VALUE										208,404			
																																TOTAL EXEMPTION VALUE										HX HB		50,722	
																																BASE TAXABLE VALUE										157,682			
																																TOTAL JUST VALUE										562,614			
																																NCON VALUE										0			
																																INCOME VALUE													
																																PREVIOUS YEAR MKT VALUE										496,739			