

O'CONNER JAMES PRATT/O'CONNER JAMES MITCHELL ET AL
2440 LYNNDALE RD
FERNANDINA BEACH, FL 32034

00-00-31-1018-0037-0000

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: 2					Tax Dist:									
																									BUILDING MARKET VALUE					0									
																									TOTAL MARKET OB/XF VALUE					0									
																									TOTAL LAND VALUE - MARKET					35,000									
																									TOTAL MARKET VALUE					35,000									
																									SOH/AGL Deduction					2,000									
																									ASSESSED VALUE					33,000									
																									TOTAL EXEMPTION VALUE					0									
																									BASE TAXABLE VALUE					33,000									
																									TOTAL JUST VALUE					35,000									
																									NCON VALUE					0									
																									INCOME VALUE					0									
																									PREVIOUS YEAR MKT VALUE					30,000									