

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

00-00-31-1018-0045-0000

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					8,427											
																							ASSESSED VALUE					26,573											
																							TOTAL EXEMPTION VALUE					0											
																							BASE TAXABLE VALUE					26,573											
																							TOTAL JUST VALUE					35,000											
																							NCON VALUE					0											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					30,000											
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