

BRANOFF RICHARD T & ELLEN A
2725 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1676-0019-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
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					510,933				
																							TOTAL MARKET OB/XF VALUE					31,062				
																							TOTAL LAND VALUE - MARKET					300,000				
																							TOTAL MARKET VALUE					841,995				
																							SOH/AGL Deduction					505,123				
																							ASSESSED VALUE					336,872				
																							TOTAL EXEMPTION VALUE					HX HB		50,722		
																							BASE TAXABLE VALUE					286,150				
																							TOTAL JUST VALUE					841,995				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					744,983				
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