

OSTEEN COMPANY LLP/SIMMONS RICHARD S ET AL
759 NORTH EDGEWOOD AVE
JACKSONVILLE, FL 32254

00-00-31-1760-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				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										2	
																									VALUATION BY										STANDARD
																									Tax Group: 2										Tax Dist:
																									BUILDING MARKET VALUE										0
																									TOTAL MARKET OB/XF VALUE										0
																									TOTAL LAND VALUE - MARKET										1,245,759
																									TOTAL MARKET VALUE										1,245,759
																									SOH/AGL Deduction										675,136
																									ASSESSED VALUE										570,623
																									TOTAL EXEMPTION VALUE										0
																									BASE TAXABLE VALUE										570,623
																									TOTAL JUST VALUE										1,245,759
																									NCON VALUE										0
																									INCOME VALUE										
																									PREVIOUS YEAR MKT VALUE										1,132,509