

BLK 34 E 66.5 FT OF LOT 8
PT OR 2358/252
CITY OF FDNA BEACH

TANIS ARNOLD L REVOCABLE TRUST/TANIS ARNOLD L CO-T
614 BROOME ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0034-0081



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
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										338									
																							TOTAL LAND VALUE - MARKET										56,525									
																							TOTAL MARKET VALUE										56,863									
																							SOH/AGL Deduction										52,129									
																							ASSESSED VALUE										4,734									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										4,734									
																							TOTAL JUST VALUE										56,863									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										53,555									