

FREEMAN CARL T
96257 AUDUBON AVENUE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0149-0063

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					217,600							
																											TOTAL MARKET VALUE					217,600							
																											SOH/AGL Deduction					107,847							
																											ASSESSED VALUE					109,753							
																											TOTAL EXEMPTION VALUE					0							
																											BASE TAXABLE VALUE					109,753							
																											TOTAL JUST VALUE					217,600							
																											NCON VALUE					0							
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE												