

STAHL MICHAEL WIRTH & PATRICIA LEE
85174 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

04-2N-27-0000-0004-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4						
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: 4					Tax Dist:									
																							BUILDING MARKET VALUE					0									
																							TOTAL MARKET OB/XF VALUE					6,824									
																							TOTAL LAND VALUE - MARKET					171,000									
																							TOTAL MARKET VALUE					177,824									
																							SOH/AGL Deduction					0									
																							ASSESSED VALUE					177,824									
																							TOTAL EXEMPTION VALUE					0									
																							BASE TAXABLE VALUE					177,824									
																							TOTAL JUST VALUE					177,824									
																							NCON VALUE					6,824									
																							INCOME VALUE														
																							PREVIOUS YEAR MKT VALUE					401,556									
																							2/2025KW: EST SIZE + AYB OF POLE/STRG XF0B'S (FROM														