

ZHOU LINNA/FRANCO ALAN
37752 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

[illegible]

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HILLIARD, FL 32046

04-3N-24-2300-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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										480,371									
																													TOTAL MARKET OB/XF VALUE										154,423									
																													TOTAL LAND VALUE - MARKET										280,605									
																													TOTAL MARKET VALUE										758,234									
																													SOH/AGL Deduction										0									
																													ASSESSED VALUE										758,234									
																													TOTAL EXEMPTION VALUE										0									
																													BASE TAXABLE VALUE										758,234									
																													TOTAL JUST VALUE										915,399									
																													NCON VALUE										0									
																													INCOME VALUE																			
																													PREVIOUS YEAR MKT VALUE										856,450									