

PARCEL 17-4 & S-1 OF LOT 15
PLEASANT PARK SUB PB 2/21
IN OR 1626/48

MUSSELMAN SCOTT A
PO BOX 421
HILLIARD, FL 32046

2025

05-3N-24-0000-0017-0040



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: 3		Tax Dist:									
																								BUILDING MARKET VALUE		0									
																								TOTAL MARKET OB/XF VALUE		12,000									
																								TOTAL LAND VALUE - MARKET		44,520									
																								TOTAL MARKET VALUE		56,520									
																								SOH/AGL Deduction		14,738									
																								ASSESSED VALUE		41,782									
																								TOTAL EXEMPTION VALUE		0									
																								BASE TAXABLE VALUE		41,782									
																								TOTAL JUST VALUE		56,520									
																								NCON VALUE		0									
																								INCOME VALUE											
																								PREVIOUS YEAR MKT VALUE		41,256									