

GUYNN CLARA EST
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HILLIARD, FL 32046-0777

08-3N-24-2380-0083-0040

[illegible]



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	PAGE 2 of 2										3		
																					VALUATION SUMMARY											
																					VALUATION BY		STANDARD									
																					Tax Group: 3		Tax Dist:									
																					BUILDING MARKET VALUE		275,152									
																					TOTAL MARKET OB/XF VALUE		46,955									
																					TOTAL LAND VALUE - MARKET		73,500									
																					TOTAL MARKET VALUE		395,607									
																					SOH/AGL Deduction		271,295									
																					ASSESSED VALUE		124,312									
																					TOTAL EXEMPTION VALUE		HX HB		50,722							
																					BASE TAXABLE VALUE		73,590									
																					TOTAL JUST VALUE		395,607									
																					NCON VALUE		0									
																					INCOME VALUE											
																					PREVIOUS YEAR MKT VALUE		374,112									