

SIKES CARL RUSSELL JR EST
27205 PEE WEE LANE
HILLIARD, FL 32046

08-3N-24-2380-0145-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				3						
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										2,350									
																					TOTAL LAND VALUE - MARKET										52,500									
																					TOTAL MARKET VALUE										54,850									
																					SOH/AGL Deduction										12,433									
																					ASSESSED VALUE										42,417									
																					TOTAL EXEMPTION VALUE										0									
																					BASE TAXABLE VALUE										42,417									
																					TOTAL JUST VALUE										54,850									
																					NCON VALUE										0									
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE										47,538									