

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
1 DUPLEX - 0% - 0										Heated Area: 2118										HX Base Yr									
2700 01 2,226 101.9200 134.53 299,464 1998 1998 0 0 0 12.75 87.25										VALUATION BY										STANDARD									
05 AVERAGE 100										Tax Group: 3										Tax Dist:									
03 GABLE/HIP 100										BUILDING MARKET VALUE										522,564									
03 COMP SHNGL 100										TOTAL MARKET OB/XF VALUE										22,396									
05 DRYWALL 100										TOTAL LAND VALUE - MARKET										70,000									
14 CARPET 100										TOTAL MARKET VALUE										614,960									
03 CENTRAL 100										SOH/AGL Deduction										153,490									
04 AIR DUCTED 100										ASSESSED VALUE										461,470									
3 100										TOTAL EXEMPTION VALUE										0									
2 100										BASE TAXABLE VALUE										461,470									
02 WOOD FRAME 100										TOTAL JUST VALUE										614,960									
1. 1. 100										NCON VALUE										0									
0 100										INCOME VALUE																			
NONE 100										PREVIOUS YEAR MKT VALUE										580,714									

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

08-3N-24-2380-0181-0010

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