

MANN SEAN D
4230 DUVAL DRIVE
JACKSONVILLE BEACH, FL 32250

16-2N-25-0000-0008-00M0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6				
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										6				
																									VALUATION BY										STANDARD			
																									Tax Group: 6										Tax Dist:			
																									BUILDING MARKET VALUE										0			
																									TOTAL MARKET OB/XF VALUE										0			
																									TOTAL LAND VALUE - MARKET										100			
																									TOTAL MARKET VALUE										100			
																									SOH/AGL Deduction										89			
																									ASSESSED VALUE										11			
																									TOTAL EXEMPTION VALUE										0			
																									BASE TAXABLE VALUE										11			
																									TOTAL JUST VALUE										100			
																									NCON VALUE										0			
																									INCOME VALUE													
																										PREVIOUS YEAR MKT VALUE										10		