

FREEMAN JOHN B & BERNICE A
96114 RAMBLING OAKS TRAIL
YULEE, FL 32097

24-2N-28-0000-0002-0040

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4								
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: 4										Tax Dist:			
																													BUILDING MARKET VALUE										501,692			
																													TOTAL MARKET OB/XF VALUE										52,194			
																													TOTAL LAND VALUE - MARKET										565,999			
																													TOTAL MARKET VALUE										1,119,885			
																													SOH/AGL Deduction										660,020			
																													ASSESSED VALUE										459,865			
																											HX HB		TOTAL EXEMPTION VALUE										50,722			
																													BASE TAXABLE VALUE										409,143			
																													TOTAL JUST VALUE										1,119,885			
																													NCON VALUE										0			
																													INCOME VALUE													
																													PREVIOUS YEAR MKT VALUE										912,987			