

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

25-2N-28-0000-0002-0170



[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										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										6,902,793									
																														TOTAL MARKET OB/XF VALUE										389,956									
																														TOTAL LAND VALUE - MARKET										1,297,450									
																														TOTAL MARKET VALUE										8,590,199									
																														SOH/AGL Deduction										1,920,755									
																														ASSESSED VALUE										6,669,444									
																														TOTAL EXEMPTION VALUE										03 6,669,444									
																														BASE TAXABLE VALUE										0									
																														TOTAL JUST VALUE										8,590,199									
																														NCON VALUE										0									
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										7,944,948									