

CONNER GERALD R
97361 PIRATES POINT RD
YULEE, FL 32097

26-2N-23-0000-0005-0150

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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: 6					Tax Dist:											
																							BUILDING MARKET VALUE					0											
																							TOTAL MARKET OB/XF VALUE					0											
																							TOTAL LAND VALUE - MARKET					272,000											
																							TOTAL MARKET VALUE					272,000											
																							SOH/AGL Deduction					41,846											
																							ASSESSED VALUE					230,154											
																							TOTAL EXEMPTION VALUE					0											
																							BASE TAXABLE VALUE					230,154											
																							TOTAL JUST VALUE					272,000											
																							NCON VALUE					0											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					256,000											