

CHAIRES JUSTIN & JAMIE
4035 DUNEWOOD PLACE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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					0				
																				TOTAL MARKET OB/XF VALUE					0				
																				TOTAL LAND VALUE - MARKET					272,000				
																				TOTAL MARKET VALUE					18,000				
																				SOH/AGL Deduction					0				
																				ASSESSED VALUE					18,000				
																				TOTAL EXEMPTION VALUE					0				
																				BASE TAXABLE VALUE					18,000				
																				TOTAL JUST VALUE					272,000				
																				NCON VALUE					0				
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE					256,000				
																				T=6498 H=3995 G=1160 P=1343									