

POTURICH NICHOLAS J & TONI A
210 CAHOON ROAD
JACKSONVILLE, FL 32220

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 BY										STANDARD																			
Tax Group: 4										Tax Dist:																			
BUILDING MARKET VALUE										0																			
TOTAL MARKET OB/XF VALUE										52,941																			
TOTAL LAND VALUE - MARKET										194,850																			
TOTAL MARKET VALUE										247,791																			
SOH/AGL Deduction										115,886																			
ASSESSED VALUE										131,905																			
TOTAL EXEMPTION VALUE										0																			
BASE TAXABLE VALUE										131,905																			
TOTAL JUST VALUE										247,791																			
NCON VALUE										0																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										186,021																			
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