

THE O'STEEN COMPANY LLP
759 NORTH EDGEWOOD AVE
JACKSONVILLE, FL 32254

29-2N-25-0000-0055-0010

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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										1	
																									VALUATION BY										STANDARD
																									Tax Group: 1										Tax Dist:
																									BUILDING MARKET VALUE										989,749
																									TOTAL MARKET OB/XF VALUE										40,806
																									TOTAL LAND VALUE - MARKET										697,770
																									TOTAL MARKET VALUE										1,648,325
																									SOH/AGL Deduction										296,917
																									ASSESSED VALUE										1,351,408
																									TOTAL EXEMPTION VALUE										0
																									BASE TAXABLE VALUE										1,351,408
																									TOTAL JUST VALUE										1,648,325
																									NCON VALUE										0
																									INCOME VALUE										1,636,405
																									PREVIOUS YEAR MKT VALUE										1,606,748
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