

WARD BRUCE & JETTA K
95395 WILDER BLVD
FERNANDINA BEACH, FL 32034

34-2N-28-0000-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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										0										
																											TOTAL MARKET OB/XF VALUE										15,150										
																											TOTAL LAND VALUE - MARKET										101,650										
																											TOTAL MARKET VALUE										116,800										
																											SOH/AGL Deduction										57,233										
																											ASSESSED VALUE										59,567										
																											TOTAL EXEMPTION VALUE										0										
																											BASE TAXABLE VALUE										59,567										
																											TOTAL JUST VALUE										116,800										
																											NCON VALUE										0										
																											INCOME VALUE																				
																											PREVIOUS YEAR MKT VALUE										91,388										