

SMITH WYATT & HANNAH
86112 VENETIAN AVE
YULEE, FL 32097

35-3N-25-1815-0007-0000

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: 4					Tax Dist:						
																												BUILDING MARKET VALUE					0						
																												TOTAL MARKET OB/XF VALUE					0						
																												TOTAL LAND VALUE - MARKET					262,626						
																												TOTAL MARKET VALUE					262,626						
																												SOH/AGL Deduction					57,498						
																												ASSESSED VALUE					205,128						
																												TOTAL EXEMPTION VALUE					0						
																												BASE TAXABLE VALUE					205,128						
																												TOTAL JUST VALUE					262,626						
																												NCON VALUE					0						
																												INCOME VALUE											
																												PREVIOUS YEAR MKT VALUE					186,480						