

CHASTAIN CURTIS PROPERTIES LLC
10741 GREY HERON CT
PORT SAINT LUCIE, FL 34986

37-2N-27-0000-0001-0280

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 4				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					869,098				
																											TOTAL MARKET OB/XF VALUE					482,794				
																											TOTAL LAND VALUE - MARKET					2,495,985				
																											TOTAL MARKET VALUE					3,847,877				
																											SOH/AGL Deduction					133,600				
																											ASSESSED VALUE					3,714,277				
																											TOTAL EXEMPTION VALUE					0				
																											BASE TAXABLE VALUE					3,714,277				
																											TOTAL JUST VALUE					3,847,877				
																											NCON VALUE					0				
																											INCOME VALUE									
																											PREVIOUS YEAR MKT VALUE					3,376,615				

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