

PRIMO ERIC
96680 BLACKROCK DRIVE
YULEE, FL 32097

38-2N-27-0000-0017-0050

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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					208,226							
																												TOTAL MARKET OB/XF VALUE					18,331							
																												TOTAL LAND VALUE - MARKET					115,600							
																												TOTAL MARKET VALUE					342,157							
																												SOH/AGL Deduction					33,076							
																												ASSESSED VALUE					309,081							
																												TOTAL EXEMPTION VALUE					0							
																												BASE TAXABLE VALUE					309,081							
																												TOTAL JUST VALUE					342,157							
																												NCON VALUE					0							
																												INCOME VALUE												
																												PREVIOUS YEAR MKT VALUE					326,835							