

KINARD PHILIP
1838 PERIMETER PARK ROAD
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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 410,000									
																								TOTAL MARKET VALUE 410,000									
																								SOH/AGL Deduction 80,577									
																								ASSESSED VALUE 329,423									
																								TOTAL EXEMPTION VALUE 0									
																								BASE TAXABLE VALUE 329,423									
																								TOTAL JUST VALUE 410,000									
																								NCON VALUE 0									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE 410,000									