

GHAZI CHRISTIAN BAILEY
1952 OAK DRIVE
FERNANDINA BEACH, FL 32034

39-2N-28-0000-0005-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										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										4	
																					VALUATION BY										STANDARD
																					Tax Group: 4										Tax Dist:
																					BUILDING MARKET VALUE										0
																					TOTAL MARKET OB/XF VALUE										6,000
																					TOTAL LAND VALUE - MARKET										161,000
																					TOTAL MARKET VALUE										167,000
																					SOH/AGL Deduction										18,720
																					ASSESSED VALUE										148,280
																					TOTAL EXEMPTION VALUE										0
																					BASE TAXABLE VALUE										148,280
																					TOTAL JUST VALUE										167,000
																					NCON VALUE										0
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE										134,800