

COLEMAN BROTHERS O'NEIL LLC
96044 BAKER DR
YULEE, FL 32097

40-2N-28-0000-0017-0090

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					22,950													
																					TOTAL MARKET VALUE					22,950													
																					SOH/AGL Deduction					11,969													
																					ASSESSED VALUE					10,981													
																					TOTAL EXEMPTION VALUE					0													
																					BASE TAXABLE VALUE					10,981													
																					TOTAL JUST VALUE					22,950													
																					NCON VALUE					0													
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE					21,600													