

OSBORN STEVEN & MONICA LIV TRUST/OSBORN STEVEN F T
1030 4TH ST N UNIT 3E
JACKSONVILLE BEACH, FL 32250

41-4N-23-1512-0005-0010

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										4		
																							VALUATION BY					STANDARD					
																							Tax Group: 4					Tax Dist:					
																							BUILDING MARKET VALUE					0					
																							TOTAL MARKET OB/XF VALUE					0					
																							TOTAL LAND VALUE - MARKET					117,280					
																							TOTAL MARKET VALUE					117,280					
																							SOH/AGL Deduction					22,563					
																							ASSESSED VALUE					94,717					
																							TOTAL EXEMPTION VALUE					0					
																							BASE TAXABLE VALUE					94,717					
																							TOTAL JUST VALUE					117,280					
																							NCON VALUE					0					
																							INCOME VALUE										
																							PREVIOUS YEAR MKT VALUE					114,385					