

REVIEW DATE 06/17/2025 BY KWA Total Acres: 0.00 Total Land Value: 180,600 Market: 0 Agricultural: 0 Common: 180,600 PRINTED 07/30/2025 BY SYS

**PIKULA VALERIE J & BYRON F L/E/
85475 FLYING A RANCH
YULEE, FL 32097**

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2													
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											
																																TOTAL MARKET OB/XF VALUE											
																																TOTAL LAND VALUE - MARKET											
																																TOTAL MARKET VALUE											
																																SOH/AGL Deduction											
																																ASSESSED VALUE											
																																TOTAL EXEMPTION VALUE											
																																HX HB											
																																BASE TAXABLE VALUE											
																																TOTAL JUST VALUE											
																																NCON VALUE											
																																INCOME VALUE											
																																PREVIOUS YEAR MKT VALUE											