

ROATH RONNIE W
85066 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0003-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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															
																													VALUATION BY										STANDARD					
																													Tax Group: 4										Tax Dist:					
																													BUILDING MARKET VALUE										240,107					
																													TOTAL MARKET OB/XF VALUE										63,392					
																													TOTAL LAND VALUE - MARKET										325,000					
																													TOTAL MARKET VALUE										628,499					
																													SOH/AGL Deduction										276,320					
																													ASSESSED VALUE										352,179					
																													TOTAL EXEMPTION VALUE										HX HB		50,722			
																													BASE TAXABLE VALUE										301,457					
																													TOTAL JUST VALUE										628,499					
																													NCON VALUE										0					
																													INCOME VALUE															
																													PREVIOUS YEAR MKT VALUE										594,449					