

RADFORD JIMMY L
180 HUEY EZELL LANE
MAGNOLIA, NC 28453

43-2N-27-4651-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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		0											
																											TOTAL MARKET OB/XF VALUE		12,000											
																											TOTAL LAND VALUE - MARKET		85,000											
																											TOTAL MARKET VALUE		97,000											
																											SOH/AGL Deduction		26,138											
																											ASSESSED VALUE		70,862											
																											TOTAL EXEMPTION VALUE		0											
																											BASE TAXABLE VALUE		70,862											
																											TOTAL JUST VALUE		97,000											
																											NCON VALUE		0											
																											INCOME VALUE													
																											PREVIOUS YEAR MKT VALUE		92,000											