

NETTLES JOSEPH & ANGELA
95286 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-514M-0010-0000

[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					596,506									
																					TOTAL MARKET OB/XF VALUE					102,492									
																					TOTAL LAND VALUE - MARKET					110,000									
																					TOTAL MARKET VALUE					808,998									
																					SOH/AGL Deduction					398,195									
																					ASSESSED VALUE					410,803									
																					TOTAL EXEMPTION VALUE					HX HB		50,722							
																					BASE TAXABLE VALUE					360,081									
																					TOTAL JUST VALUE					808,998									
																					NCON VALUE					0									
																					INCOME VALUE														
																					PREVIOUS YEAR MKT VALUE					755,232									
DOR CODE		0100 SINGLE FAMILY																																	
MAP NUM							MKT AREA										04																		
NEIGHBORHOOD/LOC		4064.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
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