

EDWARDS DONALD PATRICK EXEMPT TRUST/EDWARDS DONALD
86456 TIRY LANE
YULEE, FL 32097

44-2N-28-5200-0012-0000

[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										4			
																									VALUATION BY										STANDARD		
																									Tax Group: 4										Tax Dist:		
																									BUILDING MARKET VALUE										434,808		
																									TOTAL MARKET OB/XF VALUE										116,386		
																									TOTAL LAND VALUE - MARKET										800,000		
																									TOTAL MARKET VALUE										1,351,194		
																									SOH/AGL Deduction										490,567		
																									ASSESSED VALUE										860,627		
																									TOTAL EXEMPTION VALUE										0		
																									BASE TAXABLE VALUE										860,627		
																									TOTAL JUST VALUE										1,351,194		
																									NCON VALUE										110,514		
																									INCOME VALUE												
																									PREVIOUS YEAR MKT VALUE										1,126,758		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA																																04		
NEIGHBORHOOD/LOC		4009.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																