

MCINTYRE MELISSA MAE
1161 GIRVIN RD
JACKSONVILLE, FL 32225

45-2N-28-549S-0001-0000

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										4						
																		VALUATION BY					STANDARD											
																		Tax Group: 4					Tax Dist:											
																		BUILDING MARKET VALUE					0											
																		TOTAL MARKET OB/XF VALUE					0											
																		TOTAL LAND VALUE - MARKET					748,000											
																		TOTAL MARKET VALUE					748,000											
																		SOH/AGL Deduction					352,693											
																		ASSESSED VALUE					395,307											
																		TOTAL EXEMPTION VALUE					0											
																		BASE TAXABLE VALUE					395,307											
																		TOTAL JUST VALUE					748,000											
																		NCON VALUE					0											
																		INCOME VALUE																
																		PREVIOUS YEAR MKT VALUE					742,500											