

MCFARLANE MATTHEW L & OLIVIA S
P O BOX 881
HILLIARD, FL 32046

45-4N-23-0000-00S2-0020

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					0									
																				TOTAL LAND VALUE - MARKET					162,552									
																				TOTAL MARKET VALUE					162,552									
																				SOH/AGL Deduction					66,439									
																				ASSESSED VALUE					96,113									
																				TOTAL EXEMPTION VALUE					0									
																				BASE TAXABLE VALUE					96,113									
																				TOTAL JUST VALUE					162,552									
																				NCON VALUE					0									
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE					158,384									