

HALL HEATHER HOLLAND & JOSEPH BENJAMIN
96076 PALM DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-560P-0020-0000

[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										697,363									
																									TOTAL MARKET OB/XF VALUE										76,988									
																									TOTAL LAND VALUE - MARKET										139,000									
																									TOTAL MARKET VALUE										904,351									
																									SOH/AGL Deduction										373,439									
																									ASSESSED VALUE										539,912									
																									TOTAL EXEMPTION VALUE										HX HB 50,722									
																									BASE TAXABLE VALUE										480,190									
																									TOTAL JUST VALUE										904,351									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										759,134									