

FERGUSON JONATHAN R & ASHLEY M
96225 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				7	
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										7		
																								VALUATION BY										STANDARD	
																								Tax Group: 7										Tax Dist:	
																								BUILDING MARKET VALUE										595,835	
																								TOTAL MARKET OB/XF VALUE										44,903	
																								TOTAL LAND VALUE - MARKET										520,000	
																								TOTAL MARKET VALUE										1,160,738	
																								SOH/AGL Deduction										247,616	
																								ASSESSED VALUE										913,122	
																								TOTAL EXEMPTION VALUE										HX HB	50,722
																								BASE TAXABLE VALUE										862,400	
																								TOTAL JUST VALUE										1,160,738	
																								NCON VALUE										0	
																								INCOME VALUE											
																								PREVIOUS YEAR MKT VALUE										1,103,816	