

NICHOLS REVOCABLE LIVING TRUST/NICHOLS FRANCES L T
7887 BAHIA VISTA CT
JACKSONVILLE, FL 32256

51-3N-27-4881-0118-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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					85,000							
																											TOTAL MARKET VALUE					85,000							
																											SOH/AGL Deduction					31,853							
																											ASSESSED VALUE					53,147							
																											TOTAL EXEMPTION VALUE					0							
																											BASE TAXABLE VALUE					53,147							
																											TOTAL JUST VALUE					85,000							
																											NCON VALUE					0							
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE					80,000							
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