

FLANAGAN PATRICK F & JAMIE E
95009 ELDERBERRY LANE
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0082-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				8			
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: 8										Tax Dist:									
																		BUILDING MARKET VALUE										0									
																		TOTAL MARKET OB/XF VALUE										0									
																		TOTAL LAND VALUE - MARKET										750,000									
																		TOTAL MARKET VALUE										750,000									
																		SOH/AGL Deduction										85,665									
																		ASSESSED VALUE										664,335									
																		TOTAL EXEMPTION VALUE										0									
																		BASE TAXABLE VALUE										664,335									
																		TOTAL JUST VALUE										750,000									
																		NCON VALUE										0									
																		INCOME VALUE																			
																		PREVIOUS YEAR MKT VALUE										750,000									