

HIXON JOSEPH M
3948 3RD ST S STE #432
JACKSONVILLE BEACH, FL 32250

03-4N-23-0000-0001-0000

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										4			
																						VALUATION BY										STANDARD			
																						Tax Group: 4										Tax Dist:			
																						BUILDING MARKET VALUE										0			
																						TOTAL MARKET OB/XF VALUE										0			
																						TOTAL LAND VALUE - MARKET										1,881,545			
																						TOTAL MARKET VALUE										232,938			
																						SOH/AGL Deduction										0			
																						ASSESSED VALUE										232,938			
																						TOTAL EXEMPTION VALUE										0			
																						BASE TAXABLE VALUE										232,938			
																						TOTAL JUST VALUE										1,881,545			
																						NCON VALUE										0			
																						INCOME VALUE													
																						PREVIOUS YEAR MKT VALUE										1,517,375			