

SHELTON JAMES C & SANDRA L
86001 OAK TREE LANE
YULEE, FL 32097

04-2N-27-0000-0003-0470

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
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										209,700									
																								TOTAL MARKET VALUE										209,700									
																								SOH/AGL Deduction										141,591									
																								ASSESSED VALUE										68,109									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										68,109									
																								TOTAL JUST VALUE										209,700									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										198,050									
																								OWNERS LIVE ON ADJCNT PRCL 0003-0460 @ 86001 OAK T																			