

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY FLO
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				4		
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					221,332									
																						TOTAL MARKET OB/XF VALUE					609,545									
																						TOTAL LAND VALUE - MARKET					3,489,000									
																						TOTAL MARKET VALUE					4,319,877									
																						SOH/AGL Deduction					3,046,927									
																						ASSESSED VALUE					1,272,950									
																						TOTAL EXEMPTION VALUE					03	1,272,950								
																						BASE TAXABLE VALUE					0									
																						TOTAL JUST VALUE					4,319,877									
																						NCON VALUE					0									
																						INCOME VALUE														
																						PREVIOUS YEAR MKT VALUE					1,157,227									

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