

MCMANUS THOMAS J/O'DONOVAN AILEEN T
23 S 15TH ST
FERNANDINA BEACH, FL 32034

19-2N-28-1000-0043-0000

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: 2										
																													Tax Dist:										
																													BUILDING MARKET VALUE										
																													TOTAL MARKET OB/XF VALUE										
																													TOTAL LAND VALUE - MARKET										
																													TOTAL MARKET VALUE										
																													SOH/AGL Deduction										
																													ASSESSED VALUE										
																													TOTAL EXEMPTION VALUE										
																													BASE TAXABLE VALUE										
																													TOTAL JUST VALUE										
																													NCON VALUE										
																													INCOME VALUE										
																													PREVIOUS YEAR MKT VALUE										