

CUMBUS WILLIAM & DORIS DENISE
48136 RABBIT RUN ROAD
HILLIARD, FL 32046

20-4N-25-0000-0006-0240

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: 4					Tax Dist:							
																											BUILDING MARKET VALUE					0							
																											TOTAL MARKET OB/XF VALUE					0							
																											TOTAL LAND VALUE - MARKET					105,200							
																											TOTAL MARKET VALUE					105,200							
																											SOH/AGL Deduction					28,321							
																											ASSESSED VALUE					76,879							
																											TOTAL EXEMPTION VALUE					0							
																											BASE TAXABLE VALUE					76,879							
																											TOTAL JUST VALUE					105,200							
																											NCON VALUE					0							
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE					92,050							