

OCA OBERON D & MARIA TERESA B/
3910 HUNTERS LAKE CIRCLE W
JACKSONVILLE, FL 32210

2026

23-1N-23-034D-0022-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
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: 6					Tax Dist:						
																							BUILDING MARKET VALUE					0						
																							TOTAL MARKET OB/XF VALUE					0						
																							TOTAL LAND VALUE - MARKET					66,740						
																							TOTAL MARKET VALUE					66,740						
																							SOH/AGL Deduction					11,890						
																							ASSESSED VALUE					54,850						
																							TOTAL EXEMPTION VALUE					0						
																							BASE TAXABLE VALUE					54,850						
																							TOTAL JUST VALUE					66,740						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					66,360						