

MANNING LARRY CLAUDE
96273 CESSNA DRIVE
YULEE, FL 32097

25-2N-28-0600-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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					0					
																														TOTAL MARKET OB/XF VALUE					1,840					
																														TOTAL LAND VALUE - MARKET					43,200					
																														TOTAL MARKET VALUE					45,040					
																														SOH/AGL Deduction					23,351					
																														ASSESSED VALUE					21,689					
																														TOTAL EXEMPTION VALUE					0					
																														BASE TAXABLE VALUE					21,689					
																														TOTAL JUST VALUE					45,040					
																														NCON VALUE					0					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					41,886					