

SMITH WYATT & HANNAH
95194 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

35-3N-25-1815-0007-0000

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: 4					Tax Dist:													
																					BUILDING MARKET VALUE					0													
																					TOTAL MARKET OB/XF VALUE					0													
																					TOTAL LAND VALUE - MARKET					269,360													
																					TOTAL MARKET VALUE					269,360													
																					SOH/AGL Deduction					43,719													
																					ASSESSED VALUE					225,641													
																					TOTAL EXEMPTION VALUE					0													
																					BASE TAXABLE VALUE					225,641													
																					TOTAL JUST VALUE					269,360													
																					NCON VALUE					0													
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE					262,626													