

WATSON HELEN LOUISE KING L/E/
5851 LUSAID DRIVE
JACKSONVILLE, FL 32209

40-2N-28-0000-0051-0010

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					12,000							
																											TOTAL LAND VALUE - MARKET					55,250							
																											TOTAL MARKET VALUE					67,250							
																											SOH/AGL Deduction					16,273							
																											ASSESSED VALUE					50,977							
																											TOTAL EXEMPTION VALUE					0							
																											BASE TAXABLE VALUE					50,977							
																											TOTAL JUST VALUE					67,250							
																											NCON VALUE					0							
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE					63,000							