

ARNETT FREDDY H & NANCY E
85454 FLYING A RANCH DRIVE
YULEE, FL 32097

42-2N-27-4370-0008-0000

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										12,000									
																					TOTAL LAND VALUE - MARKET										90,000									
																					TOTAL MARKET VALUE										12,750									
																					SOH/AGL Deduction										0									
																					ASSESSED VALUE										12,750									
																					TOTAL EXEMPTION VALUE										0									
																					BASE TAXABLE VALUE										12,750									
																					TOTAL JUST VALUE										102,000									
																					NCON VALUE										0									
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE										97,000									