

MANNING CHELESE MARIA
96034 TIDAL BAY COURT
YULEE, FL 32097

42-3N-28-5080-0031-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
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										90,000									
																						TOTAL MARKET VALUE										90,000									
																						SOH/AGL Deduction										35,435									
																						ASSESSED VALUE										54,565									
																						TOTAL EXEMPTION VALUE										0									
																						BASE TAXABLE VALUE										54,565									
																						TOTAL JUST VALUE										90,000									
																						NCON VALUE										0									
																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										85,000									