

BULLOCH BRODIE WAYNE
96251 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026



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											
																							TOTAL MARKET OB/XF VALUE											
																							TOTAL LAND VALUE - MARKET											
																							TOTAL MARKET VALUE											
																							SOH/AGL Deduction											
																							ASSESSED VALUE											
																							TOTAL EXEMPTION VALUE											
																							BASE TAXABLE VALUE											
																							TOTAL JUST VALUE											
																							NCON VALUE											
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE											