

MCGUINNES LIAM PATRICK
85589 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0002-0310

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										100,000									
																							TOTAL MARKET VALUE										100,000									
																							SOH/AGL Deduction										0									
																							ASSESSED VALUE										100,000									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										100,000									
																							TOTAL JUST VALUE										100,000									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										100,000									