

MARLIN BILLY & JOHANNA
96289 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

47-3N-28-5000-0018-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				7						
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										7	
																													VALUATION BY										STANDARD	
																													Tax Group: 7										Tax Dist:	
																													BUILDING MARKET VALUE										757,591	
																													TOTAL MARKET OB/XF VALUE										95,440	
																													TOTAL LAND VALUE - MARKET										275,000	
																													TOTAL MARKET VALUE										1,128,031	
																													SOH/AGL Deduction										614,884	
																													ASSESSED VALUE										513,147	
																													TOTAL EXEMPTION VALUE										HX HB	51,411
																													BASE TAXABLE VALUE										461,736	
																													TOTAL JUST VALUE										1,128,031	
																													NCON VALUE										0	
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE										1,126,455	
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