

OCONNER JAMES D & ANGELIA M
96533 BLACKROCK ROAD
YULEE, FL 32097

50-3N-28-0000-0010-0000

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										0									
																							TOTAL MARKET OB/XF VALUE										12,864									
																							TOTAL LAND VALUE - MARKET										84,150									
																							TOTAL MARKET VALUE										97,014									
																							SOH/AGL Deduction										29,427									
																							ASSESSED VALUE										67,587									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										67,587									
																							TOTAL JUST VALUE										97,014									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										92,339									