



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS					NASSAU COUNTY PROPERTY					VALUATION SUMMARY					SALES DATA									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 8	STANDARD	PERMIT NUM	DESCRIPTION	AMT	ISSUED	OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
															VALUATION BY	8	STANDARD					2272/0542	5/02/2019	WD	Q	V	05	400,000	
															BUILDING MARKET VALUE		0												
															TOTAL MARKET OB/XF VALUE		0												
															TOTAL LAND VALUE - MARKET		450,000												
															TOTAL MARKET VALUE		450,000												
															SOH/AGL Deduction		177,750												
															ASSESSED VALUE		272,250												
															TOTAL EXEMPTION VALUE		0												
															BASE TAXABLE VALUE		272,250												
															TOTAL JUST VALUE		450,000												
															NCON VALUE		0												
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE		375,000												
DOR CODE 0000 VACANT																													
MAP NUM															MKT AREA 03														
NEIGHBORHOOD/LOC 3038.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES															GREGG ST, FERNANDINA BEACH														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
LAND DESCRIPTION															TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	0		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000												
REVIEW DATE 01/01/2018 BY MH															Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS														