



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
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: 8					Tax Dist:				
																							BUILDING MARKET VALUE					0				
																							TOTAL MARKET OB/XF VALUE					23,962				
																							TOTAL LAND VALUE - MARKET					120,000				
																							TOTAL MARKET VALUE					143,962				
																							SOH/AGL Deduction					57,952				
																							ASSESSED VALUE					86,010				
																							TOTAL EXEMPTION VALUE					0				
																							BASE TAXABLE VALUE					86,010				
																							TOTAL JUST VALUE					143,962				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					134,047				
DOR CODE		0001		VAC W/XFOB																												
MAP NUM					MKT AREA																						02					
NEIGHBORHOOD/LOC		2018.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																
EXTRA FEATURES						742 PELICAN LN, 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															
1	0511	GARAGE CB-	0	0	36	26	936.00	SF	40.00	40.00	100	1991	1991	3	64	23,962																
LAND DESCRIPTION										TOTAL OB/XF										23,962												
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	000001	C	V RS W/XFOB	0		RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000															
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