

SOUTH FLETCHER PROPERTIES LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

00-00-30-0760-0040-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8															
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										0			
																																		TOTAL LAND VALUE - MARKET										341,250			
																																		TOTAL MARKET VALUE										341,250			
																																		SOH/AGL Deduction										31,566			
																																		ASSESSED VALUE										309,684			
																																		TOTAL EXEMPTION VALUE										0			
																																		BASE TAXABLE VALUE										309,684			
																																		TOTAL JUST VALUE										341,250			
																																		NCON VALUE										0			
																																		INCOME VALUE													
																																		PREVIOUS YEAR MKT VALUE										341,250			