



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	PAGE 1 of 1 5																																																	
																	VALUATION BY STANDARD																																																	
																	Tax Group: 5						Tax Dist:																																											
																	BUILDING MARKET VALUE						0																																											
																	TOTAL MARKET OB/XF VALUE						0																																											
																	TOTAL LAND VALUE - MARKET						0																																											
																	TOTAL MARKET VALUE						0																																											
																	SOH/AGL Deduction						0																																											
																	ASSESSED VALUE						0																																											
																	TOTAL EXEMPTION VALUE						0																																											
																	BASE TAXABLE VALUE						0																																											
TOTAL JUST VALUE						0																																																												
NCON VALUE						0																																																												
INCOME VALUE																																																																		
PREVIOUS YEAR MKT VALUE						0																																																												
DOR CODE					N. NOTE RECORD																																																													
MAP NUM					MKT AREA					02																																																								
NEIGHBORHOOD/LOC					2019.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																														
TOTALS																																																																		
EXTRA FEATURES					CLINCH DR, 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																																																			
																	BLD DATE							LGL DATE																																										
																	XF DATE							LAND DATE																																										
																	INC DATE							AG DATE																																										
																	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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
REVIEW DATE					01/01/2018					BY					MH					Total Acres: 0.00					Total Land Value: 0					Market: 0					Agricultural: 0					Common: 0					PRINTED 08/02/2023 BY SYS																					