

BUCHANAN LAND COMPANY LLC
217 CENTRE ST #4
FERNANDINA BEACH, FL 32034

00-00-31-102U-P101-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Floor			1	100	10	28200			0		2006	2006	100	100		0			VALUATION BY					STANDARD															
Location	INTERIOR		INTERIOR 100		1	CONDO - 0% - 0										SQFT=1458					HX Base Yr					Tax Group: 2					Tax Dist:								
Desirability	PARK AV		PARK AV 100																		BUILDING MARKET VALUE					247,860													
Parking	OPEN		OPEN 100																		TOTAL MARKET OB/XF VALUE					0													
																					TOTAL LAND VALUE - MARKET					0													
																					TOTAL MARKET VALUE					247,860													
																					SOH/AGL Deduction					29,743													
																					ASSESSED VALUE					218,117													
																					TOTAL EXEMPTION VALUE					0													
																					BASE TAXABLE VALUE					218,117													
																					TOTAL JUST VALUE					247,860													
																					NCON VALUE					0													
																					INCOME VALUE					8,482,701													
																					PREVIOUS YEAR MKT VALUE					198,288													