

OLIVA ANTHONY C/SMITH PATRICIA K
2865 W 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-134B-0177-0000

[illegible]



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2
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: 2					Tax Dist:												
																							BUILDING MARKET VALUE					417,487												
																							TOTAL MARKET OB/XF VALUE					32,693												
																							TOTAL LAND VALUE - MARKET					318,750												
																							TOTAL MARKET VALUE					768,930												
																							SOH/AGL Deduction					181,960												
																							ASSESSED VALUE					586,970												
																							TOTAL EXEMPTION VALUE					HX HB 50,000												
																							BASE TAXABLE VALUE					536,970												
																							TOTAL JUST VALUE					768,930												
																							NCON VALUE					0												
																							INCOME VALUE																	
																							PREVIOUS YEAR MKT VALUE					715,529												
DOR CODE		0800	MULTI - FAMILY																																					
MAP NUM			MKT AREA																				01																	
NEIGHBORHOOD/LOC		1041.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES																																								
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																							
11	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	1993	1993	3	68	106																								
12	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	100	1993	1993	3	68	283																								
13	0810	CONCRETE A	0	0	41	9	369.00	SF	6.50	6.50	100	1993	1993	3	68	1,631																								
LAND DESCRIPTION																							TOTAL OB/XF 2,020																	
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																