

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0177-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 7										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					0														
																					TOTAL MARKET OB/XF VALUE					891,695														
																					TOTAL LAND VALUE - MARKET					643,300														
																					TOTAL MARKET VALUE					1,534,995														
																					SOH/AGL Deduction					0														
																					ASSESSED VALUE					1,534,995														
																					TOTAL EXEMPTION VALUE					041,534,995														
																					BASE TAXABLE VALUE					0														
																					TOTAL JUST VALUE					1,534,995														
																					NCON VALUE					883,844														
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE					702,310														

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[illegible]

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REVIEW DATE	06/12/2019	BY	KK	Total Acres:	18.38	Total Land Value:	643,300	Market:	0	Agricultural:	0	Common:	643,300	PRINTED 08/02/2023 BY SYS
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