

OLD TOWN PTS OF ABND ST/RW
WATER LOTS 13 EX S 50 FT &
PT OF OR 113/601 & OR 467/204

CSX TRANSPORTATION INC
ATTN: TAX DEPARTMENT, 500 WATER STREET (C910)
JACKSONVILLE, FL 32202

2023

00-00-31-1820-0013-0000


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	VALUATION SUMMARY																																																												
<p>DOR CODE: 4000 VACANT INDUSTRIAL MAP NUM: MKT AREA: 01 NEIGHBORHOOD/LOC: 1003.00</p> <table border="1"> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>																AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE						<table border="1"> <tr> <th colspan="2">VALUATION BY</th> <th>STANDARD</th> </tr> <tr> <td>Tax Group: 2</td> <td>Tax Dist:</td> <td> </td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td> </td> <td>0</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td> </td> <td>0</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td> </td> <td>19,484</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td> </td> <td>19,484</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td> </td> <td>0</td> </tr> <tr> <td>ASSESSED VALUE</td> <td> </td> <td>19,484</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td> </td> <td>0</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td> </td> <td>19,484</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td> </td> <td>19,484</td> </tr> <tr> <td>NCON VALUE</td> <td> </td> <td>0</td> </tr> <tr> <td>INCOME VALUE</td> <td> </td> <td> </td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td> </td> <td>19,484</td> </tr> </table>										VALUATION BY		STANDARD	Tax Group: 2	Tax Dist:		BUILDING MARKET VALUE		0	TOTAL MARKET OB/XF VALUE		0	TOTAL LAND VALUE - MARKET		19,484	TOTAL MARKET VALUE		19,484	SOH/AGL Deduction		0	ASSESSED VALUE		19,484	TOTAL EXEMPTION VALUE		0	BASE TAXABLE VALUE		19,484	TOTAL JUST VALUE		19,484	NCON VALUE		0	INCOME VALUE			PREVIOUS YEAR MKT VALUE		19,484
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES									
1	004000	C	VAC INDUSTIR	0	0007	IW	0.00	0.00	129,896.00	SF		1.00	1.00	0.10		1.50		19,484									