

HAMIED KHALID A &/BARQAWI NEDA A
 439 TARA TRAIL
 ATLANTA, GA 30327

00-SB-30-047E-0030-0000

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																			
																					VALUATION BY		STANDARD																
																					Tax Group: 8		Tax Dist:																
																					BUILDING MARKET VALUE		0																
																					TOTAL MARKET OB/XF VALUE		0																
																					TOTAL LAND VALUE - MARKET		125,000																
																					TOTAL MARKET VALUE		125,000																
																					SOH/AGL Deduction		0																
																					ASSESSED VALUE		125,000																
																					TOTAL EXEMPTION VALUE		0																
																					BASE TAXABLE VALUE		125,000																
																					TOTAL JUST VALUE		125,000																
																					NCON VALUE		0																
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE		115,000																
DOR CODE		0000		VACANT																																			
MAP NUM				MKT AREA				03																															
NEIGHBORHOOD/LOC		3043.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES						96285 QUEEN PALM WAY, 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																							
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