

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															
																			VALUATION BY		STANDARD													
																			Tax Group: 4		Tax Dist:													
																			BUILDING MARKET VALUE								0							
																			TOTAL MARKET OB/XF VALUE								0							
																			TOTAL LAND VALUE - MARKET								49,800							
																			TOTAL MARKET VALUE								49,800							
																			SOH/AGL Deduction								0							
																			ASSESSED VALUE								49,800							
																			TOTAL EXEMPTION VALUE								0							
																			BASE TAXABLE VALUE								49,800							
						TOTAL JUST VALUE								49,800																				
						NCON VALUE								0																				
						INCOME VALUE																												
						PREVIOUS YEAR MKT VALUE								49,800																				
DOR CODE		1000	VACANT COMMERCIAL																															
MAP NUM			MKT AREA																04															
NEIGHBORHOOD/LOC		4001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					HANCE PKWY, YULEE																													
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																		