

DAVIS JULIAS/
PO BOX 15896
FERNANDINA BEACH, FL 32035

05-3N-24-0000-0002-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4				
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										4,997									
																									TOTAL LAND VALUE - MARKET										60,300									
																									TOTAL MARKET VALUE										5,881									
																									SOH/AGL Deduction										3,216									
																									ASSESSED VALUE										2,665									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										2,665									
																									TOTAL JUST VALUE										65,297									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										1,619									