

A-B DISTRIBUTORS INC
1116 NORTH EDGEWOOD AVE
JACKSONVILLE, FL 32254

12-1N-23-0000-0009-0040

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: 6										Tax Dist:									
																												BUILDING MARKET VALUE										0									
																												TOTAL MARKET OB/XF VALUE										0									
																												TOTAL LAND VALUE - MARKET										10,200									
																												TOTAL MARKET VALUE										10,200									
																												SOH/AGL Deduction										2,733									
																												ASSESSED VALUE										7,467									
																												TOTAL EXEMPTION VALUE										0									
																												BASE TAXABLE VALUE										7,467									
																												TOTAL JUST VALUE										10,200									
																												NCON VALUE										0									
																												INCOME VALUE																			
																												PREVIOUS YEAR MKT VALUE										9,180									