



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										11,580										
																								TOTAL LAND VALUE - MARKET										85,000										
																								TOTAL MARKET VALUE										96,580										
																								SOH/AGL Deduction										38,197										
																								ASSESSED VALUE										58,383										
																								TOTAL EXEMPTION VALUE										0										
																								BASE TAXABLE VALUE										58,383										
																								TOTAL JUST VALUE										96,580										
																								NCON VALUE										0										
																								INCOME VALUE																				
																								PREVIOUS YEAR MKT VALUE										57,410										
DOR CODE		0001	VAC W/XFOB																																									
MAP NUM			MKT AREA																					04																				
NEIGHBORHOOD/LOC		4004	00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA				SUBAREA MARKET VALUE																																					
TOTALS																																												
EXTRA FEATURES										85504 LIL WILLIAM RD, 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																											
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000																												
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	93	2020	2020	3	93	5,580																												
LAND DESCRIPTION										TOTAL OB/XF										11,580																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000102	C	SFR/MH		0	0006	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	85,000.00	85,000.00	85,000																											
											</																																	