



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: 4					Tax Dist:														
																				BUILDING MARKET VALUE					0														
																				TOTAL MARKET OB/XF VALUE					7,200														
																				TOTAL LAND VALUE - MARKET					85,500														
																				TOTAL MARKET VALUE					92,700														
																				SOH/AGL Deduction					32,750														
																				ASSESSED VALUE					59,950														
																				TOTAL EXEMPTION VALUE					0														
																				BASE TAXABLE VALUE					59,950														
																				TOTAL JUST VALUE					92,700														
																				NCON VALUE					0														
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE					60,900														
DOR CODE		0001		VAC W/XFOB																																			
MAP NUM						MKT AREA																04																	
NEIGHBORHOOD/LOC		4005.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES						85086 PATRICIA CT, FERNANDINA BEACH										BLD DATE						LGL DATE		05/30/2023				MLU											
																XF DATE						LAND DATE																	
																INC DATE						AG DATE																	
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	1.00	UT	6,000.00	6,000.00	20	2000	2000	3	20	1,200																								
2	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000																								