



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																										
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		PERMIT NUM		DESCRIPTION		AMT		ISSUED																																		
															BUILDING MARKET VALUE		0		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		67,320		TOTAL MARKET VALUE		67,320		SOH/AGL Deduction		0		ASSESSED VALUE		67,320		TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		67,320		TOTAL JUST VALUE		67,320		NCON VALUE		0		INCOME VALUE				PREVIOUS YEAR MKT VALUE		75,735	
DOR CODE										0000 VACANT																																																				
MAP NUM																				MKT AREA										04																																
NEIGHBORHOOD/LOC										4020.00																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
TOTALS										BARNWELL RD, FERNANDINA BEACH										BLD DATE: 06/05/2023 MLU																																										
EXTRA FEATURES																																																														
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																																														
LAND DESCRIPTION										TOTAL OB/XF										0																																										
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	000000	C	VAC RES	0		RS-1	0.00	0.00	0.99	AC		1.00	1.00	0.85	80,000.00	68,000.00	67,320																																													
REVIEW DATE 06/05/2023 BY MLU Total Acres: 0.99 Total Land Value: 67,320 Market: 0 Agricultural: 0 Common: 67,320 PRINTED 08/02/2023 BY SYS																																																														