

MARFIELD LLC
2108 NICKERSON LANE
JACKSONVILLE, FL 32207

42-2N-27-438U-0009-0000

[illegible]

MARFIELD LLC
2108 NICKERSON LANE
JACKSONVILLE, FL 32207

2023

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		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											
																					500,796											
																					TOTAL MARKET OB/XF VALUE											
																					40,388											
																					TOTAL LAND VALUE - MARKET											
																					99,112											
																					TOTAL MARKET VALUE											
																					640,296											
																					SOH/AGL Deduction											
																					193,820											
																					ASSESSED VALUE											
																					446,476											
																					TOTAL EXEMPTION VALUE											
																					0											
																					BASE TAXABLE VALUE											
																					446,476											
																					TOTAL JUST VALUE											
																					640,296											
																					NCON VALUE											
																					0											
																					INCOME VALUE											
																					PREVIOUS YEAR MKT VALUE											
																					491,259											