

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		2,268								
																			TOTAL LAND VALUE - MARKET		165,600								
																			TOTAL MARKET VALUE		4,667								
																			SOH/AGL Deduction		1,642								
																			ASSESSED VALUE		3,025								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		3,025								
																			TOTAL JUST VALUE		167,868								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		569								
DOR CODE		6000			PASTURELAND 1																								
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					FLATWOODS TRL, 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	0681	POLE SHED	0	0	24	14		336.00	SF	7.50		7.50	100	2018	2018	3	90	2,268											
LAND DESCRIPTION										TOTAL OB/XF										2,268									
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	410.00	410.00	410												
2	006000	A	PAST1/HAY	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	440.00	440.00	1,989												
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.52	AC		1.00	1.00	0.75	40,000.00	30,000.00	165,600												