

KRAMER MANDY & DARELL
94184 WINTERBERRY AVENUE
FERNANDINA BEACH, FL 32034

45-2N-28-525A-0039-0000

[illegible]

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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										63,363										
																				TOTAL MARKET OB/XF VALUE										23,113										
																				TOTAL LAND VALUE - MARKET										240,000										
																				TOTAL MARKET VALUE										326,476										
																				SOH/AGL Deduction										43,510										
																				ASSESSED VALUE										282,966										
																				TOTAL EXEMPTION VALUE										HX HB 50,000										
																				BASE TAXABLE VALUE										232,966										
																				TOTAL JUST VALUE										326,476										
																				NCON VALUE										0										
																				INCOME VALUE																				
																				PREVIOUS YEAR MKT VALUE										274,724										