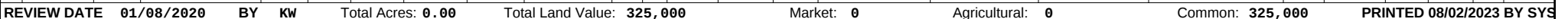


KONRAD TIMOTHY JOHN/NEWMAN GERALDINE ANNA
96103 LANCEFORD LN
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0019-0000



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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										576,416										
																				TOTAL MARKET OB/XF VALUE										109,254										
																				TOTAL LAND VALUE - MARKET										325,000										
																				TOTAL MARKET VALUE										1,010,670										
																				SOH/AGL Deduction										255,287										
																				ASSESSED VALUE										755,383										
																				TOTAL EXEMPTION VALUE										HX HB 50,000										
																				BASE TAXABLE VALUE										705,383										
																				TOTAL JUST VALUE										1,010,670										
																				NCON VALUE										0										
																				INCOME VALUE																				
																				PREVIOUS YEAR MKT VALUE										925,424										