

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		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					0									
																				TOTAL MARKET OB/XF VALUE					0									
																				TOTAL LAND VALUE - MARKET					3,750									
																				TOTAL MARKET VALUE					3,750									
																				SOH/AGL Deduction					0									
																				ASSESSED VALUE					3,750									
																				TOTAL EXEMPTION VALUE					073,750									
																				BASE TAXABLE VALUE					0									
																				TOTAL JUST VALUE					3,750									
																				NCON VALUE					0									
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE					3,750									
DOR CODE		8000			VAC GOVERNMENTAL																													
MAP NUM					MKT AREA			04																										
NEIGHBORHOOD/LOC		4053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					OFF SR 200, 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																		
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	009615	C	SLOUGH-MAS	0		OR	0.00	0.00	150.00	AC		1.00	1.00	1.00	25.00	25.00	3,750																	