



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 202,500 TOTAL MARKET VALUE 202,500 SOH/AGL Deduction 0 ASSESSED VALUE 202,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 202,500 TOTAL JUST VALUE 202,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 202,500											
DOR CODE		4000 VACANT INDUSTRIAL																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U / V I / RSN CD SALE PRICE 1279/0478 12/08/2004 QC U I 07 100 GRANTOR: RAYONIER INC GRANTEE: RAYONIER PERFORMANC											
MAP NUM		MKT AREA 02																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		2019.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										CLINCH DR, FERNANDINA BEACH																					
EXTRA FEATURES																															
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															
																	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	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	3.00	AC		1.00	1.00	0.75	90,000.00	67,500.00	202,500														
REVIEW DATE 02/27/2024 BY KBA Total Acres: 3.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 08/06/2024 BY SYS																															