

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: 8				Tax Dist:						0							
																			BUILDING MARKET VALUE										0							
																			TOTAL MARKET OB/XF VALUE										0							
																			TOTAL LAND VALUE - MARKET										247,000							
																			TOTAL MARKET VALUE										247,000							
																			SOH/AGL Deduction										100,503							
																			ASSESSED VALUE										146,497							
																			TOTAL EXEMPTION VALUE										0							
																			BASE TAXABLE VALUE										146,497							
						TOTAL JUST VALUE										247,000																				
						NCON VALUE										0																				
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE										228,000																				
DOR CODE		0000	VACANT																PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM						MKT AREA			02																22004382				DEMOLITION				5,400		03/21/2022	
NEIGHBORHOOD/LOC		2019.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					1831 CLINCH DR, FERNANDINA BEACH													BLD DATE								LGL DATE				04/11/2024		MLU				
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																				
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