

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1					2
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: 2					Tax Dist:							
																							BUILDING MARKET VALUE					0							
																							TOTAL MARKET OB/XF VALUE					0							
																							TOTAL LAND VALUE - MARKET					1,040,000							
																							TOTAL MARKET VALUE					1,040,000							
																							SOH/AGL Deduction					466,782							
																							ASSESSED VALUE					573,218							
																							TOTAL EXEMPTION VALUE					0							
																							BASE TAXABLE VALUE					573,218							
																							TOTAL JUST VALUE					1,040,000							
																							NCON VALUE					0							
																							INCOME VALUE												
																							PREVIOUS YEAR MKT VALUE					910,000							
DOOR CODE		0000		VACANT																															
MAP NUM							MKT AREA															01													
NEIGHBORHOOD/LOC		1050.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES							733 OCEAN AVE, FERNANDINA BEACH										BLD DATE							LGL DATE		05/22/2024					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												