

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: 2		Tax Dist:									
																									BUILDING MARKET VALUE		0									
																									TOTAL MARKET OB/XF VALUE		0									
																									TOTAL LAND VALUE - MARKET		400,000									
																									TOTAL MARKET VALUE		400,000									
																									SOH/AGL Deduction		258,640									
																									ASSESSED VALUE		141,360									
																									TOTAL EXEMPTION VALUE		03		141,360							
																									BASE TAXABLE VALUE		0									
																									TOTAL JUST VALUE		400,000									
																									NCON VALUE		0									
																									INCOME VALUE											
																									PREVIOUS YEAR MKT VALUE		350,000									
DOR CODE		8901		MUNICIPAL			VACANT																													
MAP NUM							MKT AREA																		01											
NEIGHBORHOOD/LOC		1005.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES						305 DADE ST, FERNANDINA BEACH											BLD DATE						LGL DATE		05/09/2024		DC									
																	XF DATE						LAND DATE													
																	INC DATE						AG DATE													
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																																				
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	008900	C	MUNICIPAL		0	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000																		