

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		17,400									
																			TOTAL MARKET VALUE		17,400									
																			SOH/AGL Deduction		12,271									
																			ASSESSED VALUE		5,129									
																			TOTAL EXEMPTION VALUE		0									
																			BASE TAXABLE VALUE		5,129									
																			TOTAL JUST VALUE		17,400									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		15,225									
DOOR CODE		0000		VACANT																										
MAP NUM					MKT AREA															01										
NEIGHBORHOOD/LOC		1001			00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																														
EXTRA FEATURES					CALHOUN ST, FERNANDINA BEACH												04/30/2024			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													