

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		200,000							
																							TOTAL MARKET VALUE		200,000							
																							SOH/AGL Deduction		155,399							
																							ASSESSED VALUE		44,601							
																							TOTAL EXEMPTION VALUE		0							
																							BASE TAXABLE VALUE		44,601							
																							TOTAL JUST VALUE		200,000							
																							NCON VALUE		0							
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE		175,000							
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							320 N 9TH ST, FERNANDINA BEACH										BLD DATE							LGL DATE		04/30/2024					MLU	
																	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										