



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1																																																					
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD	PERMIT NUM	DESCRIPTION	AMT	ISSUED																																															
														BUILDING MARKET VALUE			0	20040985	DEMOLITION	1,000	06/01/2004																																															
														TOTAL MARKET OB/XF VALUE			0	4472B	N/A	3,000	09/11/1987																																															
														TOTAL LAND VALUE - MARKET			50,000																																																			
														TOTAL MARKET VALUE			50,000																																																			
														SOH/AGL Deduction			1,875																																																			
														ASSESSED VALUE			48,125																																																			
														TOTAL EXEMPTION VALUE			0																																																			
														BASE TAXABLE VALUE			48,125																																																			
														TOTAL JUST VALUE			50,000																																																			
														NCON VALUE			0																																																			
														INCOME VALUE																																																						
														PREVIOUS YEAR MKT VALUE			43,750																																																			
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TOTALS										125 N 10TH ST, FERNANDINA BEACH										BLD DATE		LGL DATE																																														
EXTRA FEATURES																				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																																																				
1	000000	C VAC RES	0			R-2	25.00	100.00	25.00	FF	1.00	1.00	0.50	4,000.00	2,000.00	50,000																																																				
LAND DESCRIPTION										TOTAL OB/XF										0																																																
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																																												
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04/30/2024																																																																				
Total Acres: 0.00										Total Land Value: 50,000										Market: 0		Agricultural: 0		Common: 50,000		PRINTED 08/06/2024 BY SYS																																										