

GS PLAN B LLC
94168 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0138-0090

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										200,000									
																																TOTAL MARKET VALUE										200,000									
																																SOH/AGL Deduction										48,356									
																																ASSESSED VALUE										151,644									
																																TOTAL EXEMPTION VALUE										0									
																																BASE TAXABLE VALUE										151,644									
																																TOTAL JUST VALUE										200,000									
																																NCON VALUE										0									
																																INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										291,745									