

DRESSLER ELIZABETH FAMILY TRUST/DRESSLER GORDON A
91 VILLAGE CIRCLE
MANHATTAN BEACH, CA 90266

00-00-31-1800-0191-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8		
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: 8					Tax Dist:							
																						BUILDING MARKET VALUE					0							
																						TOTAL MARKET OB/XF VALUE					0							
																						TOTAL LAND VALUE - MARKET					100,000							
																						TOTAL MARKET VALUE					100,000							
																						SOH/AGL Deduction					6,500							
																						ASSESSED VALUE					93,500							
																						TOTAL EXEMPTION VALUE					0							
																						BASE TAXABLE VALUE					93,500							
																						TOTAL JUST VALUE					100,000							
																						NCON VALUE					0							
																						INCOME VALUE												
																						PREVIOUS YEAR MKT VALUE					85,000							
DOR CODE		0000		VACANT																														
MAP NUM				MKT AREA																		02												
NEIGHBORHOOD/LOC		2017.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																						BLD DATE				LGL DATE		03/18/2024		MLU				
EXTRA FEATURES						S 4TH ST, FERNANDINA BEACH										XF DATE				LAND 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																							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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000000	C	VAC RES	0	0007	RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000																	