

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: 8		Tax Dist:															
																			BUILDING MARKET VALUE								0									
																			TOTAL MARKET OB/XF VALUE								0									
																			TOTAL LAND VALUE - MARKET								750,000									
																			TOTAL MARKET VALUE								750,000									
																			SOH/AGL Deduction								369,517									
																			ASSESSED VALUE								380,483									
																			TOTAL EXEMPTION VALUE								0									
																			BASE TAXABLE VALUE								380,483									
						TOTAL JUST VALUE								750,000																						
						NCON VALUE								0																						
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE								531,250																						
DOR CODE		0000		VACANT																																
MAP NUM					MKT AREA															03																
NEIGHBORHOOD/LOC		3019.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					95358 SPINNAKER DR, FERNANDINA BEACH										BLD DATE						LGL DATE		03/26/2024		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																				
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