

ANDONIAN ARAM MARK & LAURA L/E/
6 WATER OAK RD
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0004-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		5
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: 5					Tax Dist:							
																				BUILDING MARKET VALUE					318,342							
																				TOTAL MARKET OB/XF VALUE					25,255							
																				TOTAL LAND VALUE - MARKET					650,000							
																				TOTAL MARKET VALUE					985,597							
																				SOH/AGL Deduction					458,745							
																				ASSESSED VALUE					526,852							
																				TOTAL EXEMPTION VALUE					HX HB		50,000					
																				BASE TAXABLE VALUE					476,852							
																				TOTAL JUST VALUE					985,597							
																				NCON VALUE					0							
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE					873,418							