

GAYDAC JOHN & DANA
12 MARSH POINT ROAD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0086-0000

[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					1,859,873							
																				TOTAL MARKET OB/XF VALUE					226,361							
																				TOTAL LAND VALUE - MARKET					1,050,000							
																				TOTAL MARKET VALUE					3,136,174							
																				SOH/AGL Deduction					0							
																				ASSESSED VALUE					3,136,174							
																				TOTAL EXEMPTION VALUE					HX HB 50,000							
																				BASE TAXABLE VALUE					3,086,174							
																				TOTAL JUST VALUE					3,136,174							
																				NCON VALUE					0							
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE					2,858,507							