



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1																															
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 8	Tax Dist:	BUILDING MARKET VALUE	TOTAL MARKET OB/XF VALUE	TOTAL LAND VALUE - MARKET	TOTAL MARKET VALUE	SOH/AGL Deduction	ASSESSED VALUE	TOTAL EXEMPTION VALUE	BASE TAXABLE VALUE	TOTAL JUST VALUE	NCON VALUE	INCOME VALUE	PREVIOUS YEAR MKT VALUE																		
		9600		WASTELAND																																										
DOR CODE		MAP NUM		NEIGHBORHOOD/LOC		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		PERMIT NUM		DESCRIPTION		AMT		ISSUED		SALES DATA		OFF RECORD Number		DATE		TYPE INST		Q / V / I / CD		RSN		SALE PRICE										
				2001.00																																										
TOTALS		EXTRA FEATURES		PT OF TIGER ISL, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		07/15/2015		MF		BUILDING NOTES		BUILDING DIMENSIONS																						
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																													
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	009620	C	MARSH	0		OR	0.00	0.00	195.00	AC		1.00	1.00	1.00	100.00	100.00	19,500																													
REVIEW DATE 02/01/2024 BY KBA																	Total Acres: 195.00					Total Land Value: 19,500					Market: 0					Agricultural: 0					Common: 19,500					PRINTED 08/06/2024 BY SYS				