

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: 2		Tax Dist:									
																				BUILDING MARKET VALUE		0									
																				TOTAL MARKET OB/XF VALUE		0									
																				TOTAL LAND VALUE - MARKET		111,825									
																				TOTAL MARKET VALUE		111,825									
																				SOH/AGL Deduction		0									
																				ASSESSED VALUE		111,825									
																				TOTAL EXEMPTION VALUE		0									
																				BASE TAXABLE VALUE		111,825									
																				TOTAL JUST VALUE		111,825									
																				NCON VALUE		0									
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE		111,825									
DOR CODE		0000		VACANT																											
MAP NUM					MKT AREA																	01									
NEIGHBORHOOD/LOC		1042.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES					S FLETCHER AVE, FERNANDINA BEACH										BLD DATE						LGL DATE										
															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															