

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										113,400							
																			TOTAL MARKET VALUE										113,400							
																			SOH/AGL Deduction										0							
																			ASSESSED VALUE										113,400							
																			TOTAL EXEMPTION VALUE										0							
																			BASE TAXABLE VALUE										113,400							
						TOTAL JUST VALUE										113,400																				
						NCON VALUE										0																				
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE										113,400																				
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					1ST AV, 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																			
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