

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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: 4		Tax Dist:												
																				BUILDING MARKET VALUE		0												
																				TOTAL MARKET OB/XF VALUE		0												
																				TOTAL LAND VALUE - MARKET		51,100												
																				TOTAL MARKET VALUE		51,100												
																				SOH/AGL Deduction		34,096												
																				ASSESSED VALUE		17,004												
																				TOTAL EXEMPTION VALUE		03	17,004											
																				BASE TAXABLE VALUE		0												
																				TOTAL JUST VALUE		51,100												
																				NCON VALUE		0												
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE		51,100												
DOR CODE		8600		COUNTY																														
MAP NUM						MKT AREA																04												
NEIGHBORHOOD/LOC		4053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES						AVANT RD, YULEE																												
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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