

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 Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 125,000 TOTAL MARKET VALUE 125,000 SOH/AGL Deduction 0 ASSESSED VALUE 125,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 125,000 TOTAL JUST VALUE 125,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 04																													
NEIGHBORHOOD/LOC		4005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										941874 OLD NASSAUVILLE RD, FERNANDINA BEACH										SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2617/0672 1/31/2023 WD Q V 01 150,000 GRANTOR: HS LAND VENTURES LLC GRANTEE: NEW ATLANTIC BUILDE											
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	BUILDING NOTES BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000														
REVIEW DATE 06/27/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS																															