

BARNARD BRIAN ANDREW
942049 NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

29-2N-28-4950-0005-0000

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					80,325									
																				TOTAL MARKET VALUE					80,325									
																				SOH/AGL Deduction					15,530									
																				ASSESSED VALUE					64,795									
																				TOTAL EXEMPTION VALUE					0									
																				BASE TAXABLE VALUE					64,795									
																				TOTAL JUST VALUE					80,325									
																				NCON VALUE					0									
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE					80,325									
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					942031 OLD NASSAUVILLE RD, FERNANDINA BEACH																													
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																		