

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 8,202 TOTAL LAND VALUE - MARKET 289,632 TOTAL MARKET VALUE 297,834 SOH/AGL Deduction 0 ASSESSED VALUE 297,834 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 297,834 TOTAL JUST VALUE 297,834 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 297,876																													
DOR CODE		1001		V C W/XFOB																	PERMIT NUM				DESCRIPTION				AMT				ISSUED											
MAP NUM				MKT AREA																																								
NEIGHBORHOOD/LOC		2004		.00																	SALES DATA																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																	OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE							
																									2642/1036		5/18/2023		SW Q		I		05		1,950,000									
															GRANTOR: ABBSS TERR INC																													
															GRANTEE: MIDWAY ASSOCIATES																													
																									2470/1392		6/11/2021		WD Q		I		05		1,100,000									
															GRANTOR: STEP BY STEP FERNANDI																													
															GRANTEE: ABBSS TERR INC																													
															BUILDING NOTES																													
															BUILDING DIMENSIONS																													

EXTRA FEATURES															TOTAL OB/XF														
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													
1	0400	CONC CURB	0	0	0	84.00	LF	15.00	15.00	100	2001	2001	3	85	1,071														
2	0423	CL FNC 5'	0	0	0	142.00	LF	6.85	6.85	100	2001	2001	3	55	535														
3	0446	BOX FNC 6'	0	0	0	168.00	LF	20.00	20.00	100	2001	2001	3	20	672														
4	0803	ASPHALT C	0	0	0	5,924.00	SF	2.00	2.00	100	2001	2001	3	50	5,924														
															TOTAL OB/XF 8,202														

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001001	C	V CM/XFOBT	0		C-2	140.00	169.00	24,136.00	SF		1.00	1.00	1.00	12.00	12.00	289,632							