

PT OR 815/757
NOW PT CEDAR RIDGE #1 PB 6/95
SEE 31-2N-28-0235

SGS DEVELOPMENT INC
1088 OLD COVENTRY COURT
OVIEDO, FL 32765

2024

31-2N-28-0000-0003-0200



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
														VALUATION BY															
														Tax Group: 4															
														Tax Dist:															
														BUILDING MARKET VALUE															
														TOTAL MARKET OB/XF VALUE															
														TOTAL LAND VALUE - MARKET															
														TOTAL MARKET VALUE															
														SOH/AGL Deduction															
														ASSESSED VALUE															
														TOTAL EXEMPTION VALUE															
														BASE TAXABLE VALUE															
														TOTAL JUST VALUE															
														NCON VALUE															
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE															
DOR CODE														N. NOTE RECORD															
MAP NUM														MKT AREA															
NEIGHBORHOOD/LOC														4005.00															
AREA TYPE														TOTAL GROSS AREA															
PCT OF BASE														TOT ADJ AREA															
SUBAREA MARKET VALUE																													
TOTALS																													
EXTRA FEATURES														95393 KAREN WALK, 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															
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															
DPHT FACT														% COND															
TOT ADJ														UNIT PRICE															
ADJ UNIT PRICE														LAND VALUE															
OTHER ADJUSTMENTS AND NOTES														YEAR															
DENSITY														DECL															
FRZ														YR															
CONSRV																													
REVIEW DATE														02/01/2024															
BY														KBA															
Total Acres:														0.00															
Total Land Value:														0															
Market:														0															
Agricultural:														0															
Common:														0															
PRINTED														08/06/2024 BY SYS															