

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: 4		Tax Dist:															
																			BUILDING MARKET VALUE										0							
																			TOTAL MARKET OB/XF VALUE										0							
																			TOTAL LAND VALUE - MARKET										151,200							
																			TOTAL MARKET VALUE										151,200							
																			SOH/AGL Deduction										6,553							
																			ASSESSED VALUE										144,647							
																			TOTAL EXEMPTION VALUE										0							
																			BASE TAXABLE VALUE										144,647							
						TOTAL JUST VALUE										151,200																				
						NCON VALUE										0																				
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE										151,200																				
DOR CODE		0000		VACANT																																
MAP NUM					MKT AREA			04																												
NEIGHBORHOOD/LOC		4020.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					ONEIL-SCOTT RD, FERNANDINA BEACH										BLD DATE						LGL DATE		06/05/2023		MLU											
															XF DATE						LAND DATE															
															INC DATE						AG DATE															
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																			