

LIGHTHOUSE POINTE DEV LLC &/FITCH INC
121 LEANING TREE DR
ST AUGUSTINE, FL 32095

41-3N-28-1250-0074-0000

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										100,000									
																			TOTAL MARKET VALUE										100,000									
																			SOH/AGL Deduction										68,166									
																			ASSESSED VALUE										31,834									
																			TOTAL EXEMPTION VALUE										0									
																			BASE TAXABLE VALUE										31,834									
																			TOTAL JUST VALUE										100,000									
																			NCON VALUE										0									
																			INCOME VALUE																			
																			PREVIOUS YEAR MKT VALUE										110,000									