

**CHAE PROPERTIES LLC/
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034**

42-2N-27-4500-0003-0010

[illegible]

PT LOTS 3 & 4 S-1 & S-2
IN OR 1477/1913
YULEE FARMS SUB 1 PB 2/37

**CHAE PROPERTIES LLC/
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034**

2024

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3		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										
																									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										

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