

JCS LEGACY LLC
2189 HIGH RIGGER PLACE
FERNANDINA BEACH, FL 32034

42-2N-27-4607-0009-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		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										134,126									
																							TOTAL MARKET OB/XF VALUE										16,901									
																							TOTAL LAND VALUE - MARKET										280,430									
																							TOTAL MARKET VALUE										431,457									
																							SOH/AGL Deduction										162,363									
																							ASSESSED VALUE										269,094									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										269,094									
																							TOTAL JUST VALUE										431,457									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										437,656									