

WTC NORTH SBRC LLC/WTC NORTH DGS LLC
2963 DUPONT AVE STE 2
JACKSONVILLE, FL 32217

44-2N-27-1000-00TD-0020

[illegible]

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JACKSONVILLE, FL 32217

44-2N-27-1000-00TD-0020

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										DIRECT_CAP				
																					Tax Group: 4										Tax Dist:			
																					BUILDING MARKET VALUE										3,686,654			
																					TOTAL MARKET OB/XF VALUE										0			
																					TOTAL LAND VALUE - MARKET										0			
																					TOTAL MARKET VALUE										3,686,654			
																					SOH/AGL Deduction										2,034,400			
																					ASSESSED VALUE										1,652,254			
																					TOTAL EXEMPTION VALUE										0			
																					BASE TAXABLE VALUE										1,652,254			
																					TOTAL JUST VALUE										3,686,654			
																					NCON VALUE										0			
																					INCOME VALUE										3,686,654			
																					PREVIOUS YEAR MKT VALUE										1,502,049			

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										4								
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