



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																			
ELEMENT										CD										CONSTRUCTION										PAGE 1 of 1																																																																																																																																																																																																																																																									
TYPE										MDL										EFF. AREA										TOT ADJ PTS										EFF. BASE RATE										REPL. COST NEW										AYB										EYB										ECON										FNCT										NORM										% COND																																																																																																																																																																									
VALUATION BY										STANDARD										Tax Group: 4										Tax Dist:																																																																																																																																																																																																																																																									
BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										0										TOTAL MARKET VALUE										0										SOH/AGL Deduction										0										ASSESSED VALUE										0										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										0										TOTAL JUST VALUE										0										NCON VALUE										0										INCOME VALUE										0										PREVIOUS YEAR MKT VALUE										0																																																	
DOR CODE										H. HEADER RECORD										MAP NUM										MKT AREA										04										NEIGHBORHOOD/LOC										4003.00										AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE																																																																																																																																																																									
TOTALS										DUCK LAKE DR, FERNANDINA BEACH										BLD DATE										XF DATE										LGL DATE										LAND DATE										AG DATE																																																																																																																																																																																																																											
EXTRA FEATURES										TOTAL OB/XF										0										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																																																																																																			
LAND DESCRIPTION										TOTAL OB/XF										0										L N										USE CODE										CLS										LAND USE DESCRIPTION										CAP										R D										LOC ZONE										FRONT										DEPTH										TOT LND UTS										UNIT TYPE										D T										DPH FACT										% COND										TOT ADJ										UNIT PRICE										ADJ UNIT PRICE										LAND VALUE										OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY										DECL										FRZ										YR										CONSRV									
REVIEW DATE										02/01/2024										BY										KBA										Total Acres: 0.00										Total Land Value: 0										Market: 0										Agricultural: 0										Common: 0										PRINTED 08/06/2024 BY SYS																																																																																																																																																																																													