

KOSHEFSKY WILLIAM
95011 SAWGRASS COVE TRAIL
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0007-0420

[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					531,856				
																							TOTAL MARKET OB/XF VALUE					89,208				
																							TOTAL LAND VALUE - MARKET					142,400				
																							TOTAL MARKET VALUE					763,464				
																							SOH/AGL Deduction					224,988				
																							ASSESSED VALUE					538,476				
																							TOTAL EXEMPTION VALUE					HX HB 50,000				
																							BASE TAXABLE VALUE					488,476				
																							TOTAL JUST VALUE					763,464				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					743,242				