

L & D REALTY CAPITAL LLC
PO BOX 312
CALLAHAN, FL 32011

51-2N-25-0000-0015-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6						
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: 6										Tax Dist:									
																			BUILDING MARKET VALUE										0									
																			TOTAL MARKET OB/XF VALUE										4,676									
																			TOTAL LAND VALUE - MARKET										29,972									
																			TOTAL MARKET VALUE										34,648									
																			SOH/AGL Deduction										10,494									
																			ASSESSED VALUE										24,154									
																			TOTAL EXEMPTION VALUE										0									
																			BASE TAXABLE VALUE										24,154									
																			TOTAL JUST VALUE										34,648									
																			NCON VALUE										0									
																			INCOME VALUE																			
																			PREVIOUS YEAR MKT VALUE										34,828									
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