

**ZKB LLC/
97427 BLACKBEARDS WAY
YULEE, FL 32097**

51-3N-27-0000-0030-0100



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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										STANDARD			
																					Tax Group: 4										Tax Dist:			
																					BUILDING MARKET VALUE										239,285			
																					TOTAL MARKET OB/XF VALUE										78,039			
																					TOTAL LAND VALUE - MARKET										489,300			
																					TOTAL MARKET VALUE										806,624			
																					SOH/AGL Deduction										85,155			
																					ASSESSED VALUE										721,469			
																					TOTAL EXEMPTION VALUE										0			
																					BASE TAXABLE VALUE										721,469			
																					TOTAL JUST VALUE										806,624			
																					NCON VALUE										0			
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE										833,907			

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[illegible]