

RTWM BEACH LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

00-00-30-010A-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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: 8					Tax Dist:											
																							BUILDING MARKET VALUE					0											
																							TOTAL MARKET OB/XF VALUE					0											
																							TOTAL LAND VALUE - MARKET					900,000											
																							TOTAL MARKET VALUE					900,000											
																							SOH/AGL Deduction					324,242											
																							ASSESSED VALUE					575,758											
																							TOTAL EXEMPTION VALUE					0											
																							BASE TAXABLE VALUE					575,758											
																							TOTAL JUST VALUE					900,000											
																							NCON VALUE					0											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					900,000											
DOR CODE		0000		VACANT																																			
MAP NUM					MKT AREA																	03																	
NEIGHBORHOOD/LOC		3038.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																																							
EXTRA FEATURES						5424 GREGG ST, FERNANDINA BEACH															BLD DATE							LGL DATE		03/12/2024					MLU				
																					XF DATE							LAND DATE											
																					INC DATE							AG DATE											
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														
1	000120	C	RES OCEAN		0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	900,000																					
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