

LANE MASHBURN INC
2266 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-30-0380-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				8		
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										14,245			
																							TOTAL LAND VALUE - MARKET										322,000			
																							TOTAL MARKET VALUE										336,245			
																							SOH/AGL Deduction										3,800			
																							ASSESSED VALUE										332,445			
																							TOTAL EXEMPTION VALUE										0			
																							BASE TAXABLE VALUE										332,445			
																							TOTAL JUST VALUE										336,245			
																							NCON VALUE										0			
																							INCOME VALUE													
																							PREVIOUS YEAR MKT VALUE										302,223			
DOR CODE		1001	V C W/XFOB																																	
MAP NUM			MKT AREA																				02													
NEIGHBORHOOD/LOC		2002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES							2290 SR 200, FERNANDINA BEACH																													
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																			
1	0803	ASPHALT C	0	0	0	0	10,932.00	SF	2.00	2.00	100	2003	2003	3	50	10,932																				
2	0811	CONCRETE B	0	0	0	0	777.00	SF	5.20	5.20	100	2003	2003	3	82	3,313																				
LAND DESCRIPTION							TOTAL OB/XF															14,245														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	001001	C	V CM/XFOB	T	0	0003	CG	0.00	0.00	28,750.00	SF		1.00	1.00	0.80	14.00	11.20	322,000																		