

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
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		460,000								
																				TOTAL MARKET VALUE		460,000								
																				SOH/AGL Deduction		0								
																				ASSESSED VALUE		460,000								
																				TOTAL EXEMPTION VALUE		10	460,000							
																				BASE TAXABLE VALUE		0								
																				TOTAL JUST VALUE		460,000								
																				NCON VALUE		0								
																				INCOME VALUE										
																				PREVIOUS YEAR MKT VALUE		437,000								
DOR CODE		0000		VACANT																										
MAP NUM					MKT AREA				03																					
NEIGHBORHOOD/LOC		3037.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES					5644 OCEAN BLVD, 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												
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