

**DAVID FAMILY ICE CREAM LLC/
651 KING GEORGE LANE
FERNANDINA BEACH, FL 32034**

00-00-30-0600-0002-0170

[illegible]

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FERNANDINA BEACH, FL 32034**

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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										136,964										
																											TOTAL MARKET OB/XF VALUE										844										
																											TOTAL LAND VALUE - MARKET										816,000										
																											TOTAL MARKET VALUE										953,808										
																											SOH/AGL Deduction										34,210										
																											ASSESSED VALUE										919,598										
																											TOTAL EXEMPTION VALUE										0										
																											BASE TAXABLE VALUE										919,598										
																											TOTAL JUST VALUE										953,808										
																											NCON VALUE										0										
																											INCOME VALUE																				
																											PREVIOUS YEAR MKT VALUE										835,998										