

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		130,000																				
							TOTAL MARKET VALUE		130,000																				
							SOH/AGL Deduction		0																				
							ASSESSED VALUE		130,000																				
							TOTAL EXEMPTION VALUE		0																				
							BASE TAXABLE VALUE		130,000																				
							TOTAL JUST VALUE		130,000																				
							NCON VALUE		0																				
							INCOME VALUE																						
							PREVIOUS YEAR MKT VALUE		130,000																				
DOR CODE		0000		VACANT																									
MAP NUM					MKT AREA				02																				
NEIGHBORHOOD/LOC		2018.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES					MCSWAIN RD, FERNANDINA BEACH										BLD DATE						LGL DATE		04/11/2024		MLU				
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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