

FELSBURG-DODD DEBRA &/DODD RUSSELL L
1719 MCARTHUR ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0002-0050

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2
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: 2					Tax Dist:							
																						BUILDING MARKET VALUE					813,188							
																						TOTAL MARKET OB/XF VALUE					56,815							
																						TOTAL LAND VALUE - MARKET					300,000							
																						TOTAL MARKET VALUE					1,170,003							
																						SOH/AGL Deduction					218,168							
																						ASSESSED VALUE					951,835							
																						TOTAL EXEMPTION VALUE					HX HB 50,722							
																						BASE TAXABLE VALUE					901,113							
																						TOTAL JUST VALUE					1,170,003							
																						NCON VALUE					0							
																						INCOME VALUE												
																						PREVIOUS YEAR MKT VALUE					1,076,042							