

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: 2		Tax Dist:											
																			BUILDING MARKET VALUE		0											
																			TOTAL MARKET OB/XF VALUE		0											
																			TOTAL LAND VALUE - MARKET		225,000											
																			TOTAL MARKET VALUE		225,000											
																			SOH/AGL Deduction		77,961											
																			ASSESSED VALUE		147,039											
																			TOTAL EXEMPTION VALUE		0											
																			BASE TAXABLE VALUE		147,039											
																			TOTAL JUST VALUE		225,000											
																			NCON VALUE		0											
																			INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE		225,000											
DOR CODE		0000		VACANT																												
MAP NUM				MKT AREA				01																								
NEIGHBORHOOD/LOC		1007.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																																
EXTRA FEATURES					HIGHLAND DR, FERNANDINA BEACH										BLD DATE						LGL DATE		05/08/2025		MLU							
															XF DATE						LAND DATE											
															INC DATE						AG DATE											
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															