

OLD TOWN PROPERTIES LLC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1580-0005-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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										0											
																			TOTAL MARKET OB/XF VALUE										0											
																			TOTAL LAND VALUE - MARKET										262,824											
																			TOTAL MARKET VALUE										262,824											
																			SOH/AGL Deduction										170,197											
																			ASSESSED VALUE										92,627											
																			TOTAL EXEMPTION VALUE										0											
																			BASE TAXABLE VALUE										92,627											
																			TOTAL JUST VALUE										262,824											
																			NCON VALUE										0											
																			INCOME VALUE																					
																			PREVIOUS YEAR MKT VALUE										237,660											