



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		300,000														
																		TOTAL MARKET VALUE		300,000														
																		SOH/AGL Deduction		220,140														
																		ASSESSED VALUE		79,860														
																		TOTAL EXEMPTION VALUE		04 79,860														
																		BASE TAXABLE VALUE		0														
																		TOTAL JUST VALUE		300,000														
																		NCON VALUE		0														
																		INCOME VALUE																
																		PREVIOUS YEAR MKT VALUE		300,000														
DOR CODE																	8901 MUNICIPAL VACANT																	
MAP NUM																	MKT AREA 01																	
NEIGHBORHOOD/LOC																	1010.00																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																	MANTANZAS AV, FERNANDINA BEACH										BLD DATE				LGL DATE			
EXTRA FEATURES																											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	BUILDING NOTES																	
																		BUILDING DIMENSIONS																
LAND DESCRIPTION																	TOTAL OB/XF										0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	008000	C	VAC GVRNMNTL	0		CON	200.00	125.00	200.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	300,000																	
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																																		