



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									
																	<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 350,000 TOTAL MARKET VALUE 350,000 SOH/AGL Deduction 108,423 ASSESSED VALUE 241,577 TOTAL EXEMPTION VALUE 04 241,577 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 350,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 300,000										
DOR CODE 8000 VAC GOVERNMENTAL																<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 1073.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						VIA DEL REY, FERNANDINA BEACH										<b>BUILDING NOTES</b>											
EXTRA FEATURES																<b>BUILDING DIMENSIONS</b>											
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											
																	<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE										
																	<b>LAND DESCRIPTION</b> 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										
																	<b>TOTAL OB/XF</b> 0										
1	008900	C	MUNICIPAL	0		REC	0.00	0.00	1.00	LT	1.00	1.00	1.00		350,000.00	350,000.00	350,000										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS																											