

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0010-0090

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										23,772									
																							TOTAL LAND VALUE - MARKET										937,500									
																							TOTAL MARKET VALUE										961,272									
																							SOH/AGL Deduction										255,229									
																							ASSESSED VALUE										706,043									
																							TOTAL EXEMPTION VALUE										04706,043									
																							BASE TAXABLE VALUE										0									
																							TOTAL JUST VALUE										961,272									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										961,502									