

629 MBC GROUP LLC
629 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0153-0010

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					770,900									
																				TOTAL MARKET VALUE					770,900									
																				SOH/AGL Deduction					596,408									
																				ASSESSED VALUE					174,492									
																				TOTAL EXEMPTION VALUE					0									
																				BASE TAXABLE VALUE					174,492									
																				TOTAL JUST VALUE					770,900									
																				NCON VALUE					0									
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE					770,900									
DOR CODE		1000			VACANT COMMERCIAL																													
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																																		
EXTRA FEATURES					700 S 7TH ST, FERNANDINA BEACH										BLD DATE						LGL DATE													
															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																		
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	001000	C	COMMERCIAL	0	0003	MU-8	0.00	0.00	6,530.00	SF		1.00	1.00	1.00	30.00	30.00	195,900																	
2	001000	C	COMMERCIAL	0		MU-8	0.00	0.00	14,375.00	SF		1.00	1.00	1.00	40.00	40.00	575,000																	