

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		83,750											
																					TOTAL MARKET VALUE		83,750											
																					SOH/AGL Deduction		64,825											
																					ASSESSED VALUE		18,925											
																					TOTAL EXEMPTION VALUE		0											
																					BASE TAXABLE VALUE		18,925											
																					TOTAL JUST VALUE		83,750											
																					NCON VALUE		0											
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE		83,750											
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						VERNON ST, FERNANDINA BEACH																												
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	0006	MU-1	67.00	100.00	6,700.00	SF		1.00	1.00	1.00	12.50	12.50	83,750																	