

TIDEWATER FB LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0239-0030



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										4,516									
																								TOTAL LAND VALUE - MARKET										335,400									
																								TOTAL MARKET VALUE										339,916									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										339,916									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										339,916									
																								TOTAL JUST VALUE										339,916									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										172,564									