

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

00-00-31-1800-0302-0000

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										863,100											
																			TOTAL MARKET VALUE										863,100											
																			SOH/AGL Deduction										92,252											
																			ASSESSED VALUE										770,848											
																			TOTAL EXEMPTION VALUE										04 770,848											
																			BASE TAXABLE VALUE										0											
																			TOTAL JUST VALUE										863,100											
																			NCON VALUE										0											
																			INCOME VALUE																					
																			PREVIOUS YEAR MKT VALUE										1,023,750											
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