



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																												
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: 8					Tax Dist:																																																					
																		BUILDING MARKET VALUE					0																																																					
																		TOTAL MARKET OB/XF VALUE					0																																																					
																		TOTAL LAND VALUE - MARKET					100																																																					
																		TOTAL MARKET VALUE					100																																																					
																		SOH/AGL Deduction					0																																																					
																		ASSESSED VALUE					100																																																					
																		TOTAL EXEMPTION VALUE					0																																																					
																		BASE TAXABLE VALUE					100																																																					
																		TOTAL JUST VALUE					100																																																					
																		NCON VALUE					0																																																					
																		INCOME VALUE																																																										
																		PREVIOUS YEAR MKT VALUE					100																																																					
DOR CODE 0005 COMMON S/D LANDS																	PERMIT NUM										DESCRIPTION										AMT										ISSUED																													
MAP NUM																																																																												
NEIGHBORHOOD/LOC 3021.00																																																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																							
TOTALS																																																																												
EXTRA FEATURES																	SAGO DR, 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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																																																											
REVIEW DATE 02/08/2024 BY KBA																	Total Acres: 0.00										Total Land Value: 100										Market: 0										Agricultural: 0										Common: 100										PRINTED 07/30/2025 BY SYS									