

RIORDAN CHRISTINE M/MCCREARY OLIVER A
22 MARSH POINT RD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0090-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		5				
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: 5										Tax Dist:				
																						BUILDING MARKET VALUE										0				
																						TOTAL MARKET OB/XF VALUE										0				
																						TOTAL LAND VALUE - MARKET										800,000				
																						TOTAL MARKET VALUE										800,000				
																						SOH/AGL Deduction										268,532				
																						ASSESSED VALUE										531,468				
																						TOTAL EXEMPTION VALUE										0				
																						BASE TAXABLE VALUE										531,468				
																						TOTAL JUST VALUE										800,000				
																						NCON VALUE										0				
																						INCOME VALUE														
																						PREVIOUS YEAR MKT VALUE										800,000				