

KGC DEVELOPMENT LLC
53072 CLEAR LAKE DRIVE
CALLAHAN, FL 32011

12-2N-24-1150-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
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: 6					Tax Dist:							
																				BUILDING MARKET VALUE					0							
																				TOTAL MARKET OB/XF VALUE					0							
																				TOTAL LAND VALUE - MARKET					45,000							
																				TOTAL MARKET VALUE					45,000							
																				SOH/AGL Deduction					12,000							
																				ASSESSED VALUE					33,000							
																				TOTAL EXEMPTION VALUE					0							
																				BASE TAXABLE VALUE					33,000							
																				TOTAL JUST VALUE					45,000							
																				NCON VALUE					0							
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE					30,000							