

WKC HOLDINGS LLC
PO BOX 1001
FERNANDINA BEACH, FL 32035

13-2N-24-0000-0003-0000

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										144,105										
																										TOTAL MARKET VALUE										5,542										
																										SOH/AGL Deduction										0										
																										ASSESSED VALUE										5,542										
																										TOTAL EXEMPTION VALUE										0										
																										BASE TAXABLE VALUE										5,542										
																										TOTAL JUST VALUE										144,105										
																										NCON VALUE										0										
																										INCOME VALUE																				
																										PREVIOUS YEAR MKT VALUE										140,410										