



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: 5					Tax Dist:																							
																		BUILDING MARKET VALUE					0																							
																		TOTAL MARKET OB/XF VALUE					0																							
																		TOTAL LAND VALUE - MARKET					0																							
																		TOTAL MARKET VALUE					0																							
																		SOH/AGL Deduction					0																							
																		ASSESSED VALUE					0																							
																		TOTAL EXEMPTION VALUE					0																							
																		BASE TAXABLE VALUE					0																							
																		TOTAL JUST VALUE					0																							
																		NCON VALUE					0																							
																		INCOME VALUE					0																							
																		PREVIOUS YEAR MKT VALUE					0																							
DOR CODE						N. NOTE RECORD																																								
MAP NUM						MKT AREA				03																																				
NEIGHBORHOOD/LOC						3028.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
TOTALS						HINSON PL, FERNANDINA BEACH																																								
EXTRA FEATURES																																														
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																														
																	BLD DATE					LGL DATE																								
																	XF DATE					LAND DATE																								
																	INC DATE					AG DATE																								
																	BUILDING NOTES																													
																	BUILDING DIMENSIONS																													
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
REVIEW DATE 02/01/2024 BY KBA																	Total Acres: 0.00					Total Land Value: 0					Market: 0					Agricultural: 0					Common: 0					PRINTED 07/30/2025 BY SYS				