

RIEWEE JULIE M/BRANNAN JENNIFER S
130 GRANT AVE
TAKOMA PARK, MD 20912

19-2N-28-1000-0087-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2			
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: 2		Tax Dist:											
																								BUILDING MARKET VALUE		0											
																								TOTAL MARKET OB/XF VALUE		0											
																								TOTAL LAND VALUE - MARKET		1,700,000											
																								TOTAL MARKET VALUE		1,700,000											
																								SOH/AGL Deduction		89,490											
																								ASSESSED VALUE		1,610,510											
																								TOTAL EXEMPTION VALUE		0											
																								BASE TAXABLE VALUE		1,610,510											
																								TOTAL JUST VALUE		1,700,000											
																								NCON VALUE		0											
																								INCOME VALUE													
																								PREVIOUS YEAR MKT VALUE		1,500,000											
DOR CODE		0000		VACANT																																	
MAP NUM							MKT AREA																01														
NEIGHBORHOOD/LOC		2036.0100																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																															
TOTALS																																					
EXTRA FEATURES							149 CRANE ISLAND DR, FERNANDINA BEACH										BLD DATE						LGL DATE														
																	XF DATE						LAND DATE														
																	INC DATE						AG DATE														
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																				
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