

FERREIRA FAMILY REAL ESTATE HOLDINGS LLC
PO BOX 777
FERNANDINA BEACH, FL 32035-0777

23-2N-23-0000-0009-0000

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										715,000										
																											TOTAL MARKET VALUE										45,400										
																											SOH/AGL Deduction										0										
																											ASSESSED VALUE										45,400										
																											TOTAL EXEMPTION VALUE										0										
																											BASE TAXABLE VALUE										45,400										
																											TOTAL JUST VALUE										715,000										
																											NCON VALUE										0										
																											INCOME VALUE																				
																											PREVIOUS YEAR MKT VALUE										650,000										