

CROW'S NEST LLC
402 HIGH POINT DR SUITE 101
COCOA, FL 32926

25-2N-28-0000-0002-0110

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 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: 4		Tax Dist:													
																								BUILDING MARKET VALUE		313,585													
																								TOTAL MARKET OB/XF VALUE		105,961													
																								TOTAL LAND VALUE - MARKET		902,400													
																								TOTAL MARKET VALUE		1,321,946													
																								SOH/AGL Deduction		12,372													
																								ASSESSED VALUE		1,309,574													
																								TOTAL EXEMPTION VALUE		0													
																								BASE TAXABLE VALUE		1,309,574													
																								TOTAL JUST VALUE		1,321,946													
																								NCON VALUE		0													
																								INCOME VALUE															
																								PREVIOUS YEAR MKT VALUE		1,190,522													