



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: 4	Tax Dist:																
																						BUILDING MARKET VALUE	0																
																						TOTAL MARKET OB/XF VALUE	0																
																						TOTAL LAND VALUE - MARKET	100																
																						TOTAL MARKET VALUE	100																
																						SOH/AGL Deduction	0																
																						ASSESSED VALUE	100																
																						TOTAL EXEMPTION VALUE	0																
																						BASE TAXABLE VALUE	100																
																						TOTAL JUST VALUE	100																
																						NCON VALUE	0																
																						INCOME VALUE																	
																						PREVIOUS YEAR MKT VALUE	100																
DOR CODE 0005 COMMON S/D LANDS																						PERMIT NUM		DESCRIPTION		AMT		ISSUED											
MAP NUM		MKT AREA		04																																			
NEIGHBORHOOD/LOC		4145.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																						BLD DATE		LGL DATE															
EXTRA FEATURES																						XF DATE		LAND DATE															
HARBOR CONOURSE CIR, FERNANDINA BEACH																						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	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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																						
REVIEW DATE 05/17/2021 BY KWX Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																							