

NASSAU COUNTY SCHOOL DISTRICT
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

32-2N-28-0000-0005-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4					
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										190,000									
																		TOTAL MARKET VALUE										190,000									
																		SOH/AGL Deduction										85,500									
																		ASSESSED VALUE										104,500									
																		TOTAL EXEMPTION VALUE										01104,500									
																		BASE TAXABLE VALUE										0									
																		TOTAL JUST VALUE										190,000									
																		NCON VALUE										0									
																		INCOME VALUE																			
																		PREVIOUS YEAR MKT VALUE										95,000									