

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 50			
Exterior Wall	15	CONC BLOCK 50			
Roof Structure	07	GAMBREL 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	01	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	1993	2,358	15,150
UOP	660	20	2014	132	848
TOTALS	3,018			2,490	15,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8600	01	2,490	49.4400	12.85	31,996	1973	1973	0	0	0 50.00	50.00
2 BARNS - 100% - 2018 Heated Area: 2358 HX Base Yr 2018											
UOP 2014 BAS 1993											
95011 RANCH WAY, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 2 of 3		4	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										362,008			
TOTAL MARKET OB/XF VALUE										20,339			
TOTAL LAND VALUE - MARKET										424,000			
TOTAL MARKET VALUE										806,347			
SOH/AGL Deduction										554,240			
ASSESSED VALUE										252,107			
TOTAL EXEMPTION VALUE										HX HB		50,722	
BASE TAXABLE VALUE										201,385			
TOTAL JUST VALUE										806,347			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										681,548			

[illegible]