

SUTTON MORGAN/NURNEY KARSEN
85246 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

36-2N-27-525P-0004-0060

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										12,000									
																									TOTAL LAND VALUE - MARKET										100,000									
																									TOTAL MARKET VALUE										112,000									
																									SOH/AGL Deduction										5,300									
																									ASSESSED VALUE										106,700									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										106,700									
																									TOTAL JUST VALUE										112,000									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										97,000									