

PT OR 788/1717 EX 1-3
EX FRACTION COMBINED WITH
7-37 IN SECTION 46

RIVER OAKS JOINT VENTURE
2575 CR 220 SUITE 107
MIDDLEBURG, FL 32068

2025

39-2N-28-0000-0001-0020



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										0									
																								TOTAL MARKET VALUE										0									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										0									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										0									
																								TOTAL JUST VALUE										0									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										0									