



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									
MAP NUM																						MKT AREA					04				
NEIGHBORHOOD/LOC																	4090.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																	NETHER ST, FERNANDINA BEACH					BLD DATE					LGL DATE				
																	XF DATE					LAND DATE									
																	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																
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 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																															