

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					3,904,392				
																				TOTAL MARKET VALUE					3,904,392				
																				SOH/AGL Deduction					1,067,765				
																				ASSESSED VALUE					2,836,627				
																				TOTAL EXEMPTION VALUE					0				
																				BASE TAXABLE VALUE					2,836,627				
																				TOTAL JUST VALUE					3,904,392				
																				NCON VALUE					0				
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE					2,578,752				
DOR CODE		1000		VACANT COMMERCIAL																									
MAP NUM						MKT AREA				04																			
NEIGHBORHOOD/LOC		4001		00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						EAST SR 200, YULEE																							
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											