

BWS COMMERCIAL HOLDINGS LLC
3 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

44-2N-27-1000-00TE-0010

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							PAGE 1 of 1		
																		VALUATION BY							STANDARD		
																		Tax Group: 4							Tax Dist:		
																		BUILDING MARKET VALUE							0		
																		TOTAL MARKET OB/XF VALUE							0		
																		TOTAL LAND VALUE - MARKET							763,822		
																		TOTAL MARKET VALUE							763,822		
																		SOH/AGL Deduction							203,685		
																		ASSESSED VALUE							560,137		
																		TOTAL EXEMPTION VALUE							0		
																		BASE TAXABLE VALUE							560,137		
																		TOTAL JUST VALUE							763,822		
																		NCON VALUE							0		
																		INCOME VALUE									
																		PREVIOUS YEAR MKT VALUE							509,215		