

SAY FELLER LLC
960194 GATEWAY BLVD STE 106
FERNANDINA BEACH, FL 32034

44-2N-27-1115-0601-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Location		EXTERIOR		EXTERIOR 100		01		11500				1,560						2023		2023		0		0		0				VALUATION BY										STANDARD			
View		COMMERCIAL		COMMERCIAL 100		2		CONDO -		0%		- 2024										HX		Base Yr						Tax Group: 4										Tax Dist:			
Desirability		OFFICE		OFFICE 100																										BUILDING MARKET VALUE										408,720			
Parking		OPEN		OPEN 100																										TOTAL MARKET OB/XF VALUE										0			
																														TOTAL LAND VALUE - MARKET										0			
																														TOTAL MARKET VALUE										408,720			
																														SOH/AGL Deduction										0			
																														ASSESSED VALUE										408,720			
																														TOTAL EXEMPTION VALUE										0			
																														BASE TAXABLE VALUE										408,720			
																														TOTAL JUST VALUE										408,720			
																														NCON VALUE										0			
																														INCOME VALUE													
																														PREVIOUS YEAR MKT VALUE										404,040			