

LANIER ARTHUR LARRY/MAYS THERESA LANIER ETAL
95002 LANIER ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-5070-0008-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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											
																													244,782											
																													TOTAL MARKET OB/XF VALUE											
																													30,837											
																													TOTAL LAND VALUE - MARKET											
																													830,000											
																													TOTAL MARKET VALUE											
																													1,105,619											
																													SOH/AGL Deduction											
																													0											
																													ASSESSED VALUE											
																													1,105,619											
																													TOTAL EXEMPTION VALUE											
																													0											
																													BASE TAXABLE VALUE											
																													1,105,619											
																													TOTAL JUST VALUE											
																													NCON VALUE											
																													0											
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE											
																													888,743											
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