

BENNETTS PROPERTY SERVICES INC
PO BOX 8918
JACKSONVILLE, FL 32239

49-2N-25-4100-0001-0060



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													
																					VALUATION BY		STANDARD										
																					Tax Group: 1		Tax Dist:										
																					BUILDING MARKET VALUE		0										
																					TOTAL MARKET OB/XF VALUE		0										
																					TOTAL LAND VALUE - MARKET		12,194										
																					TOTAL MARKET VALUE		12,194										
																					SOH/AGL Deduction		8,717										
																					ASSESSED VALUE		3,477										
																					TOTAL EXEMPTION VALUE		0										
																					BASE TAXABLE VALUE		3,477										
																					TOTAL JUST VALUE		12,194										
																					NCON VALUE		0										
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE		12,194										
DOR CODE		1000 VACANT COMMERCIAL																															
MAP NUM						MKT AREA														07													
NEIGHBORHOOD/LOC		7001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES					US HWY 1, CALLAHAN										BLD DATE				LGL DATE		11/04/2021		KK										
															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															