



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										8			
																					VALUATION BY		STANDARD										
																					Tax Group: 8		Tax Dist:										
																					BUILDING MARKET VALUE		0										
																					TOTAL MARKET OB/XF VALUE		0										
																					TOTAL LAND VALUE - MARKET		450,000										
																					TOTAL MARKET VALUE		450,000										
																					SOH/AGL Deduction		10,770										
																					ASSESSED VALUE		439,230										
																					TOTAL EXEMPTION VALUE		0										
																					BASE TAXABLE VALUE		439,230										
																					TOTAL JUST VALUE		450,000										
																					NCON VALUE		0										
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE		450,000										
DOR CODE		0000		VACANT																													
MAP NUM						MKT AREA																03											
NEIGHBORHOOD/LOC		3038.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES						WALDRON ST, FERNANDINA BEACH																											
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														