

SOUTH FLETCHER PROPERTIES LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

00-00-30-042A-000H-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
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: 8										Tax Dist:					
																			BUILDING MARKET VALUE										0					
																			TOTAL MARKET OB/XF VALUE										0					
																			TOTAL LAND VALUE - MARKET										140,000					
																			TOTAL MARKET VALUE										140,000					
																			SOH/AGL Deduction										37,330					
																			ASSESSED VALUE										102,670					
																			TOTAL EXEMPTION VALUE										0					
																			BASE TAXABLE VALUE										102,670					
																			TOTAL JUST VALUE										140,000					
																			NCON VALUE										0					
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE										105,000					