



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									
																			VALUATION BY		STANDARD							
																			Tax Group: 2		Tax Dist:							
																			BUILDING MARKET VALUE		0							
																			TOTAL MARKET OB/XF VALUE		0							
																			TOTAL LAND VALUE - MARKET		19,720							
																			TOTAL MARKET VALUE		19,720							
																			SOH/AGL Deduction		6,133							
																			ASSESSED VALUE		13,587							
																			TOTAL EXEMPTION VALUE		0							
																			BASE TAXABLE VALUE		13,587							
																			TOTAL JUST VALUE		19,720							
																			NCON VALUE		0							
																			INCOME VALUE									
																			PREVIOUS YEAR MKT VALUE		17,400							
DOR CODE		0000		VACANT																								
MAP NUM					MKT AREA					01																		
NEIGHBORHOOD/LOC		1039.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
EXTRA FEATURES						OCKLAWAHA AV, FERNANDINA BEACH										BLD DATE				LGL DATE		04/28/2026		MLU				
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									