

GALLUP SPENCER SMOKIE/GALLUP COLE CHANDLER
1090 OLIVE ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0196-0070

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										8	
																									VALUATION BY										STANDARD
																									Tax Group: 8										Tax Dist:
																									BUILDING MARKET VALUE										0
																									TOTAL MARKET OB/XF VALUE										11,070
																									TOTAL LAND VALUE - MARKET										52,804
																									TOTAL MARKET VALUE										63,874
																									SOH/AGL Deduction										38,838
																									ASSESSED VALUE										25,036
																									TOTAL EXEMPTION VALUE										0
																									BASE TAXABLE VALUE										25,036
																									TOTAL JUST VALUE										63,874
																									NCON VALUE										0
																									INCOME VALUE										
																									PREVIOUS YEAR MKT VALUE										64,414