

RAS STRATEGIES LLC
2034 SHADOW LANE
NEPTUNE BEACH, FL 32266

19-2N-25-0000-0029-0010

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: 6										Tax Dist:									
																												BUILDING MARKET VALUE										0									
																												TOTAL MARKET OB/XF VALUE										0									
																												TOTAL LAND VALUE - MARKET										89,400									
																												TOTAL MARKET VALUE										89,400									
																												SOH/AGL Deduction										15,645									
																												ASSESSED VALUE										73,755									
																												TOTAL EXEMPTION VALUE										0									
																												BASE TAXABLE VALUE										73,755									
																												TOTAL JUST VALUE										89,400									
																												NCON VALUE										0									
																												INCOME VALUE																			
																												PREVIOUS YEAR MKT VALUE										134,100									
																			</																												