

FERREIRA FAMILY REAL ESTATE HOLDINGS LLC
PO BOX 777
FERNANDINA BEACH, FL 32035-0777

26-2N-23-0000-0004-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6											
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										957,000									
																				TOTAL MARKET VALUE										28,515									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										28,515									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										28,515									
																				TOTAL JUST VALUE										957,000									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										478,500									
DOR CODE		5600	TIMBERLAND 70-79																																				
MAP NUM			MKT AREA																											09									
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		