

LIBERTY COVE NASSAU LLC
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32259

45-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										4								
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: 4										Tax Dist:									
																												BUILDING MARKET VALUE										0										
																												TOTAL MARKET OB/XF VALUE										0										
																												TOTAL LAND VALUE - MARKET										11,137,679										
																												TOTAL MARKET VALUE										5,445,561										
																												SOH/AGL Deduction										2,810										
																												ASSESSED VALUE										5,442,751										
																												TOTAL EXEMPTION VALUE										0										
																												BASE TAXABLE VALUE										5,442,751										
																												TOTAL JUST VALUE										11,137,679										
																												NCON VALUE										0										
																												INCOME VALUE																				
																												PREVIOUS YEAR MKT VALUE										8,560,029										

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[illegible]