

LIBERTY COVE NASSAU LLC
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

45-2N-27-1205-0076-0000

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: 4				Tax Dist:													
																			BUILDING MARKET VALUE				0													
																			TOTAL MARKET OB/XF VALUE				0													
																			TOTAL LAND VALUE - MARKET				40,000													
																			TOTAL MARKET VALUE				40,000													
																			SOH/AGL Deduction				0													
																			ASSESSED VALUE				40,000													
																			TOTAL EXEMPTION VALUE				0													
																			BASE TAXABLE VALUE				40,000													
																			TOTAL JUST VALUE				40,000													
																			NCON VALUE				0													
																			INCOME VALUE																	
																			PREVIOUS YEAR MKT VALUE																	
DOR CODE		0000		VACANT																																
MAP NUM					MKT AREA																04															
NEIGHBORHOOD/LOC		4104.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES					304 CHAMBERS AVE, YULEE										BLD DATE						LGL DATE		04/16/2026		MLU											
															XF DATE						LAND DATE															
															INC DATE						AG DATE															
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																				
LAND DESCRIPTION																	TOTAL OB/XF																	0		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000100	C	RES		0	0002	T-1		1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000																			
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