

L & D REALTY CAPITAL LLC
PO BOX 312
CALLAHAN, FL 32011

51-2N-25-0000-0015-0010

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					4,436								
																			TOTAL LAND VALUE - MARKET					39,338								
																			TOTAL MARKET VALUE					43,774								
																			SOH/AGL Deduction					14,548								
																			ASSESSED VALUE					29,226								
																			TOTAL EXEMPTION VALUE					0								
																			BASE TAXABLE VALUE					29,226								
																			TOTAL JUST VALUE					43,774								
																			NCON VALUE					0								
																			INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE					42,021								