

NASSAU COUNTY COUNCIL ON AGING
1901 ISLAND WALK WAY
FERNANDINA BEACH, FL 32034

00-00-30-037M-0012-0000



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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		17	CB STUCCO 100		1701	04		3,272	96.0430	136.38	446,235	2007	2007	20	0	0	11.00	69.00	VALUATION BY					DIRECT_CAP										
Roof Structure		09	RIDGE FRME 100		2 OFFICE 1&2 - 0% - 0										Heated Area: 3200					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		04	BUILT-UP 80		80 40 40 3 3 BAS 2007															BUILDING MARKET VALUE					2,792,383									
Roof Cover		11	SLATE 20																	TOTAL MARKET OB/XF VALUE					0									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					0									
Interior Floor		14	CARPET 90																	TOTAL MARKET VALUE					3,490,479									
Interior Floor		11	CLAY TILE 10																	SOH/AGL Deduction					228,551									
Ceiling		01	FIN.SUSPD 100																	ASSESSED VALUE					3,261,928									
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE					35					3,261,928				
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE					0									
Fixtures			5 100																	TOTAL JUST VALUE					3,490,479									
Frame		03	MASONRY 100																	NCON VALUE					0									
Story Height			9 100		INCOME VALUE					3,490,479																								
RMS			21 100		PREVIOUS YEAR MKT VALUE					3,227,136																								
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		1700	OFFICE BUILDINGS																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		2004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	3,200	100	3,200	301,127																														
CAN	240	30	72	6,775																														
TOTALS		3,440		3,272	307,902																													
EXTRA FEATURES					1901 ISLAND WALK WAY, FERNANDINA BEACH																													
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																			
12	0400	CONC CURB	0 0	0 0	120.00 LF	15.00		15.00	100	2011	2011	3	95	1,710																				
13	0402	CONC BUMPE	0 0	0 0	11.00 UT	25.00		25.00	100	2011	2011	3	95	261																				
14	0810	CONCRETE A	0 0	111 2	222.00 SF	6.50		6.50	100	2011	2011	3	93	1,342																				
15	0418	EXHST FAN	0 0	0 0	2.00 UT	400.00		400.00	100	2018	2018	3	86	688																				
16	0097	AWNING CN	0 0	0 0	15.00 SF	65.00		65.00	100	2018	2018	3	90	878																				
17	0381	COOLER	0 0	8 8	64.00 SF	82.50		82.50	100	2018	2018	3	95	5,016																				
18	0383	FREEZER	0 0	8 8	64.00 SF	105.00		105.00	100	2018	2018	3	95	6,384																				
19	0383	FREEZER	0 0	12 10	120.00 SF	105.00		105.00	100	2020	2020	3	98	12,348																				
20	0810	CONCRETE A	0 0	6 4	24.00 SF	6.50		6.50	100	2020	2020	3	99	154																				
21	4950	BOLLARD	0 0	0 0	2.00 UT	100.00		100.00	100	2020	2020	3	100	200																				
LAND DESCRIPTION					TOTAL OB/XF										28,981																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										

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