

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																			
ELEMENT										CD										CONSTRUCTION										PAGE 1 of 1																																																																																																																																																																																																																																																									
TYPE										MDL										EFF. AREA										TOT ADJ PTS										EFF. BASE RATE										REPL. COST NEW										AYB										EYB										ECON										FNCT										NORM										% COND																																																																																																																																																																									
VALUATION BY										STANDARD										Tax Group: 5										Tax Dist:																																																																																																																																																																																																																																																									
BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										0										TOTAL MARKET VALUE										0										SOH/AGL Deduction										0										ASSESSED VALUE										0										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										0										TOTAL JUST VALUE										0										NCON VALUE										0										INCOME VALUE										0										PREVIOUS YEAR MKT VALUE										0																																																	
DOR CODE										N.										NOTE RECORD										MAP NUM										MKT AREA										03										NEIGHBORHOOD/LOC										3027.00										AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE																																																																																																																																																															
TOTALS										4724 FIRST COAST HWY, FERNANDINA BEACH										BLD DATE										LGL DATE										XF DATE										LAND DATE										INC DATE										AG DATE																																																																																																																																																																																																																	
EXTRA FEATURES										ADJ UNIT PRICE										ORIG COND										YEAR ON										YEAR ACTUAL										Q										% COND										OB/XF MKT VALUE										NOTES																																																																																																																																																																																																							
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										DPHT FACT										% COND										TOT ADJ										UNIT PRICE										ADJ UNIT PRICE										LAND VALUE										OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY										DECL										FRZ										YR										CONSRV									
REVIEW DATE										02/01/1983										BY										I F										Total Acres: 0.00										Total Land Value: 0										Market: 0										Agricultural: 0										Common: 0										PRINTED 08/02/2023 BY SYS																																																																																																																																																																																													