

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	16	WD FR STUC 100								1721	04	4,353	107.8616	175.54	764,126	2004	2004	0	0	0	14.00	86.00																	
Roof Structur	04	WOOD TRUSS 100								1 MDL OFFICE - 0% - 0														Heated Area: 4216								HX Base Yr							
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	07	CORK/VTILE 40																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	22	100																																					
Frame	02	WOOD FRAME 100																																					
Story Height		12 100																																					
RMS		16 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		04 Quality Level 04																																					
DOR CODE		1720 MEDICAL OFFICE																																					
MAP NUM										MKT AREA								01																					
NEIGHBORHOOD/LOC		2004.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		4,216		100		4,216		636,466																															
CAN		456		30		137		20,682																															
TOTALS		4,672				4,353		657,148																															
EXTRA FEATURES										1545 S 14TH ST, FERNANDINA BEACH										BLD DATE		01/23/2018		KK		LGL DATE													
																				XF DATE		01/23/2018		KK		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																	
2	1241	WD DECK G		0	0	0	0	196.00		UT	11.50		11.50		100	2004	2004	3	40	902																			
3	0920	CWALL-WD/M		0	0	0	0	100.00		LF	390.00		390.00		100	2004	2004	3	24	9,360																			
4	0810	CONCRETE A		0	0	6	3	18.00		SF	6.50		6.50		100	2013	2013	3	95	111																			
5	0646	LWN SPRK H		0	0	0	0	37.00		UT	2.00		2.00		100	2004	2004	3	40	30																			
6	0649	LIGHTS-GD		0	0	0	0	8.00		SF	225.00		225.00		100	2004	2004	3	24	432																			
7	0810	CONCRETE A		0	0	70	3	210.00		SF	6.50		6.50		100	2010	2010	3	92	1,256																			
8	0097	AWNING CN		0	0	0	0	5.00		SF	65.00		65.00		100	2005	2005	3	44	143																			
LAND DESCRIPTION										TOTAL OB/XF										12,234																			
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	001901	C	MEDICAL OF		0	0003	CI	0.00	0.00	10,416.01		SF		1.00	1.00	1.00	25.00		25.00		260,400																		