



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1079.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,287	100	2,287	395,922
FGR	625	55	344	59,553
FOP	62	30	19	3,289
FSP	260	40	104	18,004
FST	15	55	8	1,385
PTO	16	5	1	173
TOTALS	3,265		2,763	478,326

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,763	116.2560	182.23	503,501	2012	2012	0	0	5.00	95.00
1 SFR CUST - 100% - 2020											
Heated Area: 2287											
HX Base Yr 2020											
569 SANTA MARIA DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE			478,326			
TOTAL MARKET OB/XF VALUE			8,184			
TOTAL LAND VALUE - MARKET			140,000			
TOTAL MARKET VALUE			626,510			
SOH/AGL Deduction			219,698			
ASSESSED VALUE			406,812			
TOTAL EXEMPTION VALUE			HX HB		50,000	
BASE TAXABLE VALUE			356,812			
TOTAL JUST VALUE			626,510			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			569,974			
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TOTALS		3,265		2,763		478,326		569 SANTA MARIA DR, FERNANDINA BEACH					BED DATE		LGL DATE		
EXTRA FEATURES								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
1	0855	CONC PAVER	0	100	0	0	864.00	SF	7.00	7.00	100	2012	2012	3	94	5,685	
2	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00	7.00	100	2012	2012	3	94	579	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	96	1,920	
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