



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	PAGE 1 of 1 2																													
Exterior Wall	05	AVERAGE 100	0900	01	1,413	130.4160	154.87	218,831	1974	2005	0	0	8.00	92.00	VALUATION SUMMARY																													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1232 HX Base Yr																												
Roof Cover	12	MODULAR MT 100														VALUATION BY										STANDARD																		
Interior Wall	05	DRYWALL 100														Tax Group: 2										Tax Dist:																		
Interior Floo	12	HARDWOOD 80														BUILDING MARKET VALUE										201,325																		
Interior Floo	08	SHT VINYL 20														TOTAL MARKET OB/XF VALUE										3,268																		
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										208,800																		
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										413,393																		
Bedrooms	3	100														SOH/AGL Deduction										27,737																		
Bathrooms	2	100														ASSESSED VALUE										385,656																		
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										0																		
Stories	1.	1. 100														BASE TAXABLE VALUE										385,656																		
Units	0	100	TOTAL JUST VALUE										413,393																															
BUD8 Adjustme	02	DIST FB 100	NCON VALUE										13,156																															
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										338,636																					
Quality															05 Quality Level 05																													
DOR CODE															0100 SINGLE FAMILY																													
MAP NUM															MKT AREA															01														
NEIGHBORHOOD/LOC															1008.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,232	100	1,232	175,536																																								
FCP	294	25	74	10,543																																								
FOP	71	30	21	2,992																																								
FSP	216	40	86	12,253																																								
TOTALS															1,813 1,413 201,325																													
EXTRA FEATURES															103 S 16TH ST, 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																													
2	0810	CONCRETE A	0	0	49 11			539.00	SF	6.50					911																													
3	0825	BRICK	0	0	10 19			190.00	SF	8.75					1,097																													
4	0500	FP-PRE FAB	0	0	0 0			1.00	UT	3,500.00					1,260																													
LAND DESCRIPTION															TOTAL OB/XF 3,268																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000100	C	SFR	0	0006	R-1	75.00	153.00	75.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	208,800																											
REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 208,800 Market: 0 Agricultural: 0 Common: 208,800 PRINTED 08/02/2023 BY SYS																																												