



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	25	3,116
BAS	518	100	518	64,569
FGR	663	55	365	45,497
FOP	72	30	22	2,742
FOP	300	30	90	11,219
FST	24	55	13	1,620
FUS	1,076	100	1,076	134,123
FUS	1,088	100	1,088	135,619
STR	64	10	6	748
STR	64	10	6	748
TOTALS	4,637		3,329	414,960

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	548.00	SF	10.00	10.00	100	2022
2	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2022
3	0861	POOL GUNIT	0 100	0	0	306.00	SF	85.00	85.00	100	2022
4	0855	CONC PAVER	0 100	0	0	384.00	SF	10.00	10.00	100	2022
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022
6	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2022
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,329	104.9720	124.65	414,960	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2682											
HX Base Yr 2023											
UOP 2022											
BAS 2022											
FST 2022											
STR 2022											
FUS 2022											
BAL 2022											
FGR 2022											

** This building has 12 Sub-Areas											
548 SEA ISLAND DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
240,000											

BUILDING DIMENSIONS											
UOP=[YR=2022] W30 S10 BAS=[YR=2022] S35 FOP=[YR=2022] S9 E8											
N2 FGR=[YR=2022] E22 N38 FST=[YR=2022] N4 W6 S4 E6\$ W6 N4 W3											
S12 W6 S7 W2 S4 D5 L5 S14\$ N7 W8\$ E8 N7 U5 R5 N4 E2 N7 E6											
N12 W21\$ E30 N10\$ PTR=E15 UOP=[YR=2022] E30 S10 FUS=[YR=2022]											
S38 BAL=[YR=2022] S6 W30 N6 E12 S2 E6 N2 E12\$ W12 S2 W6 N2											
W12 S14 STR=[YR=2022] N12 E8 S4 W4 S8 W4\$ E4 N8 E4 N4 W8 N12											
E30\$ W30 N10\$ E45 FOP=[YR=2022] E30 S10 FUS=[YR=2022] S38											
W30 N14 STR=[YR=2022] N12 E8 S4 W4 S8 W4\$ E4 N8 E4 N4 W8 N12											
E30\$ W30 N10\$ W60\$.											

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2022] W30 S10 BAS=[YR=2022] S35 FOP=[YR=2022] S9 E8											
N2 FGR=[YR=2022] E22 N38 FST=[YR=2022] N4 W6 S4 E6\$ W6 N4 W3											
S12 W6 S7 W2 S4 D5 L5 S14\$ N7 W8\$ E8 N7 U5 R5 N4 E2 N7 E6											
N12 W21\$ E30 N10\$ PTR=E15 UOP=[YR=2022] E30 S10 FUS=[YR=2022]											
S38 BAL=[YR=2022] S6 W30 N6 E12 S2 E6 N2 E12\$ W12 S2 W6 N2											
W12 N14 STR=[YR=2022] N12 E8 S4 W4 S8 W4\$ E4 N8 E4 N4 W8 N12											
E30\$ W30 N10\$ E45 FOP=[YR=2022] E30 S10 FUS=[YR=2022] S38											
W30 N14 STR=[YR=2022] N12 E8 S4 W4 S8 W4\$ E4 N8 E4 N4 W8 N12											
E30\$ W30 N10\$ W60\$.											