



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	VALUATION SUMMARY											
Exterior Wall		15	CONC BLOCK 100		0100	01	1,059	119.7800	108.10	114,478	1956	2010	0	0	0	6.00	94.00	VALUATION BY				STANDARD							
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023													Heated Area: 966				HX Base Yr 2023							
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE				107,609							
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE				1,577							
Interior Floop		11	CLAY TILE 100															TOTAL LAND VALUE - MARKET				172,000							
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE				281,186							
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction				0							
Bedrooms			3 100															ASSESSED VALUE				281,186							
Bathrooms			1 100															TOTAL EXEMPTION VALUE				HX HB				50,000			
Frame		03	MASONRY 100															BASE TAXABLE VALUE				231,186							
Stories		1.	1. 100															TOTAL JUST VALUE				281,186							
Units			0 100															NCON VALUE				0							
BUD8 Adjustme		02	DIST FB 100															INCOME VALUE											
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE				205,705							
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1011.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	966	100	966	98,160																									
FCP	234	25	58	5,894																									
FOP	32	30	10	1,016																									
UST	56	45	25	2,541																									
TOTALS		1,288		1,059	107,609																								
EXTRA FEATURES					505 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													
1	0810	CONCRETE A	0 100	47	8	376.00	SF	6.50	6.50	100	1990	1990	3	62	1,515														
2	0810	CONCRETE A	0 100	6	8	48.00	SF	6.50	6.50	100	1956	1956	3	20	62														