

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT PD NORM % COND										VALUATION BY VALUATION SUMMARY									
Exterior Wall 12 CEDAR 100										0900 01 2,305 128.2820 152.33 351,121 1888 1888 0 0 125 50.00 125.00										Tax Group: 2 Tax Dist: 438,901									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2021 Heated Area: 2220 HX Base Yr 2021										BUILDING MARKET VALUE 6,298									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 733,950									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 1,179,149									
Interior Floo 12 HARDWOOD 80																				TOTAL MARKET VALUE 371,033									
Interior Floo 14 CARPET 20																				SOH/AGL Deduction 808,116									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 50,000									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 1,179,149									
Bedrooms 3 100																				NCON VALUE 0									
Bathrooms 2.5 100																				INCOME VALUE									
Frame 02 WOOD FRAME 100																				PREVIOUS YEAR MKT VALUE 836,233									
Stories 1.5																													
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1003.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,331 100 1,331 253,439																													
FUS 889 100 889 169,276																													
UOP 45 20 9 1,714																													
UOP 88 20 18 3,428																													
UOP 155 20 31 5,903																													
UUS 54 50 27 5,141																													
TOTALS 2,562 2,305 438,901																													
EXTRA FEATURES										212 ESTRADA 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 1130 REINFR 6 0 100 3 40 120.00 SF 4.43 4.43 100 2010 2010 3 98 521																													
2 0810 CONCRETE A 0 100 8 10 80.00 SF 6.50 6.50 100 1987 1987 3 54.5 283																													
3 0810 CONCRETE A 0 100 24 22 528.00 SF 6.50 6.50 100 1960 1960 3 20 686																													
4 1242 WD DECK A 0 100 5 6 30.00 SF 10.00 10.00 100 1990 1990 3 20 60																													
5 1242 WD DECK A 0 100 6 4 24.00 SF 10.00 10.00 100 2010 2010 3 50 120																													
6 0825 BRICK 0 100 0 0 235.00 SF 8.75 8.75 100 1960 1960 3 39.8 818																													
7 1242 WD DECK A 0 100 4 7 28.00 SF 10.00 10.00 100 1990 1990 3 20 56																													
8 0462 ST/AL FNC 0 100 138 4 552.00 SF 10.00 10.00 100 2011 2011 3 68 3,754																													
LAND DESCRIPTION										TOTAL OB/XF 6,298																			
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 000100 C SFR 100 0010 OT-1 93.00 93.00 93.20 FF 1.00 1.00 1.50 3,500.00 5,250.00 489,300																													
2 000100 C SFR 100 0010 OT-1 46.00 93.00 46.60 FF 1.00 1.00 1.50 3,500.00 5,250.00 244,650																													
REVIEW DATE 12/26/2022 BY TWA										Total Acres: 0.00 Total Land Value: 733,950 Market: 0 Agricultural: 0 Common: 733,950										PRINTED 08/02/2023 BY SYS									