

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2023

00-00-31-1600-0159-0020



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 11 8													
Exterior Wall	15	CONC BLOCK 100	1701	04	1,830	98.6580	140.09	256,365	1974	1974	0	0	0	77.00	23.00	VALUATION BY DIRECT_CAP												
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0													Heated Area: 1542 HX Base Yr												
Roof Cover	03	COMP SHNGL 100	30 16 16 13 13 29 29 12 12 FGR 1993 FEP 1993 APT 1993 AOF 1993														VALUATION SUMMARY											
Interior Wall	05	DRYWALL 100															Tax Group: 8 Tax Dist:											
Interior Floo	14	CARPET 70															BUILDING MARKET VALUE 972,618											
Interior Floo	07	CORK/VTILE 30															TOTAL MARKET OB/XF VALUE 0											
Ceiling	02	F.NOT SUS 100															TOTAL LAND VALUE - MARKET 0											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 1,279,761											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 0											
Fixtures	24	100															ASSESSED VALUE 1,279,761											
Frame	03	MASONRY 100															TOTAL EXEMPTION VALUE 0											
Story Height	8	100															BASE TAXABLE VALUE 1,279,761											
RMS	6	100	TOTAL JUST VALUE 1,279,761																									
Stories	1.	1. 100	NCON VALUE 0																									
Units	2	100	INCOME VALUE 1,279,761																									
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE 1,267,700																									
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	0300	MULTI-FAMILY																										
MAP NUM		MKT AREA	02																									
NEIGHBORHOOD/LOC	2002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	360	100	360	11,599																								
APT	870	100	870	28,032																								
FEP	390	80	312	10,053																								
FGR	480	60	288	9,280																								
TOTALS	2,100		1,830	58,964																								
EXTRA FEATURES					1200 S 15TH 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	0812	CONCRETE C	0 0	0 0	3,820.00	SF	4.00	4.00	100	1974	1974	3	26	3,973														
2	0812	CONCRETE C	0 0	40 52	2,080.00	SF	4.00	4.00	100	1974	1974	3	26	2,163														
3	0812	CONCRETE C	0 0	0 0	8,750.00	SF	4.00	4.00	100	1974	1974	3	26	9,100														
4	0803	ASPHALT C	0 0	0 0	43,465.00	SF	2.00	2.00	100	1990	1990	3	50	43,465														
5	0402	CONC BUMPE	0 0	0 0	46.00	UT	25.00	25.00	100	1974	1974	3	36	414														
6	0446	BOX FNC 6'	0 0	0 0	840.00	LF	20.00	20.00	100	2003	2003	3	22	3,696														
7	0972	ST LGHT UN	0 0	0 0	18.00	UT	2,530.00	2,530.00	100	1990	1990	3	29	13,207														
8	0446	BOX FNC 6'	0 0	0 0	78.00	LF	20.00	20.00	100	2001	2001	3	20	312														
9	0648	LIGHTS-AV	0 0	0 0	2.00	UT	140.00	140.00	100	2002	2002	3	21	59														
TOTAL OB/XF 76,389																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000300	C	MULTI-FAM	0	0006	RG-1	0.00	0.00	62.00	UT		1.00	1.00	0.20	25,000.00	5,000.00	310,000											
REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 307,143 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																												

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	07	CORK/VTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Story Height		0 100		
RMS		0 100		
Units		6 100		
BUD8 Adjustme	05	DIST 1A 100		
Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	3,560	254,299
TOTALS	3,560		3,560	254,299

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	93.99	334,604	1974	1974	0	0	0	24.00	76.00
5 APARTMENT - 0% - 0				Heated Area: 3560				HX Base Yr				
40 80 40 80 BAS 1993												

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	01/19/2021

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 7 of 11											
ELEMENT		CD		CONC BLOCK 100		GABLE/HIP 100		7 APARTMENT - 0% - 0		Heated Area: 3560		HX Base Yr		VALUATION BY		DIRECT_CAP															
Exterior Wall		15		03		03		03		03		03		03		03															
Roof Structur		03		03		03		03		03		03		03		03															
Roof Cover		03		03		03		03		03		03		03		03															
Interior Wall		05		05		05		05		05		05		05		05															
Interior Floo		14		14		14		14		14		14		14		14															
Interior Floo		07		07		07		07		07		07		07		07															
Air Condition		03		03		03		03		03		03		03		03															
Heating Type		04		04		04		04		04		04		04		04															
Bedrooms				1 100		1 100		1 100		1 100		1 100		1 100		1 100															
Bathrooms				1 100		1 100		1 100		1 100		1 100		1 100		1 100															
Frame		02		02		02		02		02		02		02		02															
Story Height				0 100		0 100		0 100		0 100		0 100		0 100		0 100															
RMS				0 100		0 100		0 100		0 100		0 100		0 100		0 100															
Units				6 100		6 100		6 100		6 100		6 100		6 100		6 100															
BUD8 Adjustme		05		05		05		05		05		05		05		05															
Quality		03		03		03		03		03		03		03		03															
DOR CODE		0300		0300		0300		0300		0300		0300		0300		0300															
MAP NUM				MKT AREA		MKT AREA		MKT AREA		MKT AREA		MKT AREA		MKT AREA		MKT AREA															
NEIGHBORHOOD/LOC		2002.00		2002.00		2002.00		2002.00		2002.00		2002.00		2002.00		2002.00															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE															
BAS		3,560		100		3,560		254,299		254,299		254,299		254,299		254,299															
TOTALS		3,560				3,560		254,299		254,299		254,299		254,299		254,299															
EXTRA FEATURES										1200 S 15TH 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	

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Interior Floor	14	CARPET 70		
Interior Floor	07	CORK/VTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Story Height		0 100		
RMS		0 100		
Units		6 100		
BUD8 Adjustme	05	DIST 1A 100		
Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2002.00			
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TOTALS	3,560		3,560	254,299

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0301	03	3,560	106.8110	93.99	334,604	1974	1974	0	0	0	24.00	76.00
8 APARTMENT - 0% - 0				Heated Area: 3560				HX Base Yr				
40 89 40 89 BAS 1993												

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	01/19/2021

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CONSTRUCTION										VALUATION SUMMARY										PAGE 10 of 11																																																																																																																																				
ELEMENT		CD	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Exterior Wall		15	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Roof Structur		03	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Roof Cover		03	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Interior Wall		05	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Interior Floo		14	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Interior Floo		07	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Air Condition		03	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Heating Type		04	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Bedrooms			CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Bathrooms			CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Frame		02	CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Story Height			CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03		Quality Level 03		0300		MULTI-FAMILY		MAP NUM		MKT AREA		02		2002.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,560		100		3,560		254,299		TOTALS		3,560		3,560		254,299		EXTRA FEATURES		1200 S 15TH ST, FERNANDINA BEACH		BLD DATE		01/19/2021		KK		LGL DATE		01/19/2021		KK		01/19/2021		KK		TOTAL OB/XF		0		LAND DESCRIPTION		L		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
RMS			CONC BLOCK 100		GABLE/HIP 100		COMP SHNGL 100		DRYWALL 100		CARPET 70		CORK/VTILE 30		CENTRAL 100		AIR DUCTED 100		1 100		1 100		WOOD FRAME 100		0 100		0 100		6 100		DIST 1A 100		03																																																																																																																							

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