

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1760-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	17	CB STUCCO 70								1701	04	1,300	122.2578	173.61	225,693	1977	2000	0	0	0	20.00	80.00	VALUATION BY								STANDARD																		
Exterior Wall	28	GLASS THRM 30								1 OFFICE 1&2 - 0% - 0										Heated Area: 1176										HX Base Yr										Tax Group: 2		Tax Dist:							
Roof Structur	04	WOOD TRUSS 100								FSF³⁶ 2010 BAS 2009 CAN⁹ 2009										BUILDING MARKET VALUE										291,803																			
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE										608,637																			
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										2,050,059																			
Interior Floo	15	HARDTILE 100																		TOTAL MARKET VALUE										2,950,499																			
Ceiling	02	F.NOT SUS 100																		SOH/AGL Deduction										1,277,367																			
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										1,673,132																			
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										04 1,673,132																			
Fixtures	13	100																		BASE TAXABLE VALUE										0																			
Frame	03	MASONRY 100																		TOTAL JUST VALUE										2,950,499																			
Story Height		9 100																												NCON VALUE										0									
RMS		2 100								INCOME VALUE																																							
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE																				2,800,884																			
Units		0 100																																															
BUD8 Adjustme	02	DIST FB 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	8900		MUNICIPAL																																														
MAP NUM			MKT AREA						01																																								
NEIGHBORHOOD/LOC	1005.0400																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,176	100	1,176	163,332																																													
CAN	54	30	16	2,222																																													
FSP	216	50	108	15,000																																													
TOTALS	1,446		1,300	180,554																																													
EXTRA FEATURES										9 S FRONT ST, FERNANDINA BEACH										BLD DATE 06/01/2020 KK										LGL DATE 06/01/2020 KK										06/01/2020 KK									
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			2,354.00	SF	4.00			4.00	100	1990	1990	3	62	5,838																													
2	0803	ASPHALT C	0	0	0	0			18,075.00	SF	2.00			2.00	100	1987	1987	3	50	18,075																													
3	0400	CONC CURB	0	0	0	0			1,111.00	LF	15.00			15.00	100	1987	1987	3	64	10,666																													
4	0302	FLT DOCK C	0	0	218	6			1,308.00	SF	50.00			50.00	100	1990	1990	3	20	13,080																													
5	0304	DOCK MD WD	0	0	0	0			6,614.00	SF	28.00			28.00	100	2015	2015	3	81	150,006																													
6	0310	AL GANG WY	0	0	0	0			38.00	LF	115.00			115.00	100	2010	2010	3	50	2,185																													
7	0306	BOAT RAMP	0	0	56	60			1.00	UT	3,000.00			3,000.00	100	1990	1990	3	100	3,000																													
8	0858	SCULP CONC	0	0	0	0			1,497.00	SF	13.00			13.00	100	1990	1990	3	87	16,931																													
9	0850	PEBBLE WLK	0	0	0	0			1,246.00	SF	3.50			3.50	100	1987	1987	3	54.5	2,377																													
10	0301	BOAT DCK C	0	0	0	0			1,120.00	SF	80.00			80.00	100	2008	2008	3	56	50,176																													
LAND DESCRIPTION										TOTAL OB/XF										272,334																													
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	004030	C	INDUST WATER	0		IW	369.00	120.00	41,000.00	SF		1.00	1.00	1.00	50.00	50.00	2,050,000																																
2	009500	C	SUBMERGED	0		IW	80.00	78.00	2.35	AC		1.00	1.00	1.00	25.00	25.00	59																																
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