



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	25	MOD METAL 100	4803	06	75,760	119.0464	56.55	4,284,228	1991	1992	0	0	0	45.00	55.00	STANDARD									
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 0													Heated Area: 75180									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	01	MINIMUM 100																							
Interior Floo	04	C ABOVE GD 100																							
Ceiling	04	NONE 100																							
Air Condition	01	NONE 100																							
Heating Type	01	NONE 100																							
Plumbing		0 100																							
Frame	05	STEEL 100																							
Story Height		27 100																							
RMS		1 100																							
Stories	1.	1. 100																							
Class	00	. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality	04	Quality Level 04																							
DOR CODE	8600		COUNTY																						
MAP NUM			MKT AREA		01																				
NEIGHBORHOOD/LOC	1010.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	49,980	100	49,980	1,554,503																					
BAS	25,200	100	25,200	783,783																					
CAN	1,800	30	540	16,795																					
UST	80	50	40	1,244																					
TOTALS	77,060		75,760	2,356,325																					
EXTRA FEATURES					315 N 2ND 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	10,603.00	SF 4.00	4.00	100	1988	1988	3	57	24,175										
2	0730	LOAD RAMP	0	0	22	13	286.00	LF 8.10	8.10	100	1990	1990	3	87	2,015										
3	0812	CONCRETE C	0	0	0	0	1,586.00	SF 4.00	4.00	100	1991	1991	3	64	4,060										
4	0423	CL FNC 5'	0	0	0	0	23.00	LF 6.85	6.85	100	1991	1991	3	29	46										
5	0966	FIRE SPRNK	0	0	0	0	49,980.00	SF 3.00	3.00	100	1991	1991	3	64	95,962										
6	0966	FIRE SPRNK	0	0	0	0	25,200.00	SF 3.00	3.00	100	1993	1993	3	68	51,408										
7	0978	SECURTY LT	0	0	0	0	6.00	UT 450.00	450.00	100	1991	1991	3	30	810										
8	0978	SECURTY LT	0	0	0	0	6.00	UT 450.00	450.00	100	1993	1993	3	36	972										
9	0972	ST LGHT UN	0	0	0	0	4.00	UT 1,265.00	1,265.00	100	1993	1993	3	36	1,822										
10	0092	AUTO GATE	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	1991	1991	3	20	700										
LAND DESCRIPTION					TOTAL OB/XF 181,970																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	008600	C	COUNTY	0		IW	0.00	0.00	90,000.00	SF		1.00	1.00	1.00	10.00	10.00	900,000								
REVIEW DATE 09/14/2021 BY KK Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS																									

REVIEW DATE	09/14/2021	BY	KK	Total Acres: 0.00	Total Land Value: 900,000	Market: 0	Agricultural: 0	Common: 900,000	PRINTED 08/02/2023 BY SYS
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