

REVIEW DATE 05/20/2022 BY KK Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS



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		17	CB STUCCO 100		3301	04	3,888	104.9271	130.37	506,879	1986	2001	0	0	0	18.00	82.00	VALUATION BY		STANDARD														
Roof Structur		04	WOOD TRUSS 100		2 BARS - 0% - 0										Heated Area: 3708					HX Base Yr					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										1,005,453									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										39,498									
Interior Floo		03	CONC FINSH 50												TOTAL LAND VALUE - MARKET										750,000									
Interior Floo		07	CORK/VTILE 50												TOTAL MARKET VALUE										1,794,951									
Ceiling		02	F.NOT SUS 100												SOH/AGL Deduction										687,969									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										1,106,982									
															TOTAL EXEMPTION VALUE										0									
Heating Type		04	AIR DUCTED 100		BASE TAXABLE VALUE										1,106,982																			
Fixtures		13	100		TOTAL JUST VALUE										1,794,951																			
Frame		03	MASONRY 100		NCON VALUE										0																			
Story Height			11 100		INCOME VALUE																													
RMS			5 100		PREVIOUS YEAR MKT VALUE										1,578,682																			
Stories		2.	2. 100																															
Units			0 100																															
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	OWNER OCC 100																															
Quality		04	Quality Level 04																															
DOR CODE		2100	RESTAURANTS/CAFE																															
MAP NUM			MKT AREA												01																			
NEIGHBORHOOD/LOC			1005.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAL		144	15		22	2,352																												
BAL		286	15		43	4,597																												
BAS		1,920	100		1,920	205,254																												
BAS		48	100		48	5,132																												
BAS		48	100		48	5,132																												
CAN		144	30		43	4,597																												
CAN		160	30		48	5,132																												
FST		30	50		15	1,604																												
FUS		1,692	100		1,692	180,881																												
STR		68	10		7	749																												
TOTALS		4,548			3,888	415,641																												
EXTRA FEATURES		25 N 3RD ST, FERNANDINA BEACH										BLD DATE		05/20/2022		KK		LGL DATE		05/20/2022		KK												
												XF DATE		05/20/2022																				
												INC DATE																						
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													
29	1128	BRICK 12"		0	0	0	0	132.00		SF	14.00	14.00		100	2021	2021	3	100	1,848															
30	0461	IRON FENCE		0	0	0	0	94.00		SF	8.50	8.50		100	2021	2021	3	100	799															
31	0855	CONC PAVER		0	0	0	0	1,303.00		SF	10.00	10.00		100	2021	2021	3	100	13,030															
32	1128	BRICK 12"		0	0	0	0	26.00		SF	14.00	14.00		100	2021	2021	3	100	364															
33	0443	STK FNC 6'		0	0	0	0	56.00		LF	10.00	10.00		100	2021	2021	3	97	543															
34	0463	FENCE GATE		0	0	0	0	3.00		UT	750.00	750.00		100	2021	2021	3	99	2,228															
35	0462	ST/AL FNC		0	0	0	0	72.00		SF	10.00	10.00		100	2021	2021	3	98	706															
36	0810	CONCRETE A		0	0	24	7	168.00		SF	6.50	6.50		100	2021	2021	3	100	1,092															
37	0810	CONCRETE A		0	0	0	0	272.00		SF	6.50	6.50		100	2021	2021	3	100	1,768															
38	0855	CONC PAVER		0	0	10	6	60.00		SF	10.00	10.00		100	2021	2021	3	100	600															
LAND DESCRIPTION										TOTAL OB/XF										22,978														
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								

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