



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	2101	04	3,003	156.6802	277.72	833,993	2018	2018	0	0	0	2.00	98.00	VALUATION BY	STANDARD																	
Roof Structur	09	RIDGE FRME 100	1 RSTARANT 1 - 0% - 2023										Heated Area: 2654				HX Base Yr																	
Roof Cover	07	CONC TILE 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floo	03	CONC FINSH 50																																
Interior Floo	14	CARPET 50																																
Ceiling	01	FIN.SUSPD 100																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Fixtures	17	100																																
Frame	03	MASONRY 100																																
Story Height		13 100																																
RMS		7 100																																
Stories	3.	3. 100																																
Units		0 100																																
Occupancy	00	NONE 100																																
Quality	06	Quality Level 06																																
DOR CODE	1200	STORE/OFFICE/RESID																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC	1005.0400																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
APT	1,142	100	1,142	310,813																														
BAL	1,523	15	228	62,054																														
BAS	105	100	105	28,578																														
BAS	381	100	381	103,695																														
BAS	1,026	100	1,026	279,242																														
CAN	180	30	54	14,697																														
CAN	212	30	64	17,419																														
STP	30	10	3	816																														
TOTALS	4,599		3,003	817,313																														
EXTRA FEATURES					300 ASH 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																	
7	0811	CONCRETE B	0	0	0	0	843.00	SF	5.20	5.20	100	2018	2018	3	98	4,296																		
8	0810	CONCRETE A	0	0	0	0	363.00	SF	6.50	6.50	100	2018	2018	3	98	2,312																		
9	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	2018	2018	3	86	430																		
10	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2018	2018	3	90	410																		
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285																		
12	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00	2.00	100	2018	2018	3	90	9																		
13	0819	CONC 12"	0	0	6	2	12.00	SF	9.50	9.50	100	2018	2018	3	98	112																		
LAND DESCRIPTION					TOTAL OB/XF 7,854																													
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	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	55.00	55.00	137,500																	
REVIEW DATE 02/19/2019 BY KK					Total Acres: 0.00					Total Land Value: 137,500					Market: 0					Agricultural: 0					Common: 137,500					PRINTED 08/02/2023 BY SYS				