



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	19	COMMON BRK 60	2700	12	3,758	231.0210	275.49	1,035,291	1900	2015	0	0	0	5.85	94.15	VALUATION BY		STANDARD																
Exterior Wall	10	ABOVE AVG 40	1 DUPLEX - 0% - 2023										Heated Area: 3640										HX Base Yr 2023											
Roof Structur	03	GABLE/HIP 100																					VALUATION BY											
Roof Cover	13	STAND SEAM 100																					BUILDING MARKET VALUE						1,292,914					
Interior Wall	05	DRYWALL 80																					TOTAL MARKET OB/XF VALUE						40,715					
Interior Wall	03	PLASTER 20																					TOTAL LAND VALUE - MARKET						320,000					
Interior Floor	12	HARDWOOD 50																					TOTAL MARKET VALUE						1,653,629					
Interior Floor	15	HARDTILE 50																					SOH/AGL Deduction						0					
Air Condition	03	CENTRAL 100																					ASSESSED VALUE						1,653,629					
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE						HX HB 50,000					
Bedrooms	04	3 100																					BASE TAXABLE VALUE						1,603,629					
Bathrooms	03	3 100																					TOTAL JUST VALUE						1,653,629					
Frame	03	MASONRY 100																					NCON VALUE						0					
Stories	1.5	1.5 100																					INCOME VALUE											
Units	0	0 100																					PREVIOUS YEAR MKT VALUE						885,605					
BUD8 Adjustme	02	DIST FB 100																																
Quality	05	Quality Level 05																																
DOR CODE	0800	MULTI-FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC		1005.00																																
AREA TYPE		TOTAL GROSS AREA			PCT OF BASE		TOT ADJ AREA			SUBAREA MARKET VALUE																								
BAS		1,634			100		1,634			423,817																								
BAS		591			100		591			153,290																								
BAS		270			100		270			70,031																								
FOP		329			30		99			25,678																								
FOP		63			30		19			4,928																								
FUS		1,145			100		1,145			296,983																								
TOTALS		4,032					3,758			974,726																								
EXTRA FEATURES										120 N 3RD ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES														
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	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2005	2005	3	27	32																			
2	0825	BRICK	0 100	0	0	695.00	SF	12.50	12.50	100	1997	1997	3	93	8,079																			
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																			
4	0858	SCULP CONC	0 100	0	0	735.00	SF	13.00	13.00	100	2005	2005	3	96	9,173																			
5	0825	BRICK	0 100	13	4	52.00	SF	12.50	12.50	100	1997	1997	3	93	605																			
6	0855	CONC PAVER	0 100	0	0	633.00	SF	10.00	10.00	100	2018	2018	3	98	6,203																			
7	0855	CONC PAVER	0 100	0	0	613.00	SF	10.00	10.00	100	2018	2018	3	98	6,007																			
8	1075	TRELLIS G	0 100	6	6	36.00	SF	35.00	35.00	100	2018	2018	3	90	1,134																			
9	1075	TRELLIS G	0 100	0	0	201.00	SF	35.00	35.00	100	2018	2018	3	90	6,332																			
LAND DESCRIPTION										TOTAL OB/XF 40,715																								
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	000800	C	MULTI-FAM	100	0003	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	320,000																	

