



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	PD	NORM	% COND	PAGE 1 of 1 2												
Exterior Wall	10	ABOVE AVG 100	0900	01	2,343	118.3350	140.52	329,238	1910	1910	0	0	105	35.00	105.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020														Heated Area: 2204											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2020											
Interior Wall	03	PLASTER 100																										
Interior Floop	12	HARDWOOD 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		2 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.5	1.5 100																										
Units		0 100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA			01																					
NEIGHBORHOOD/LOC			1005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,436	100	1,436	211,876																								
FOP	30	30	9	1,328																								
FOP	100	30	30	4,427																								
FOP	168	30	50	7,377																								
FOP	168	30	50	7,377																								
FUS	768	100	768	113,315																								
TOTALS			2,670	2,343	345,700																							
EXTRA FEATURES			111 S 5TH 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	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	1950	1950	3	20	800												
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1983	1983	3	56	1,960												
3	0825	BRICK	0	100	0	0		364.00	SF 12.50	12.50	100	1970	1970	3	58	2,639												
5	0825	BRICK	0	100	10	8		80.00	SF 12.50	12.50	100	2001	2001	3	95	950												
6	0810	CONCRETE A	0	100	7	3		21.00	SF 6.50	6.50	100	1995	1995	3	72	98												
7	0810	CONCRETE A	0	100	18	14		252.00	SF 6.50	6.50	100	2005	2005	3	87	1,425												
LAND DESCRIPTION			TOTAL OB/XF 7,872																									
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	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000											
REVIEW DATE 02/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																												