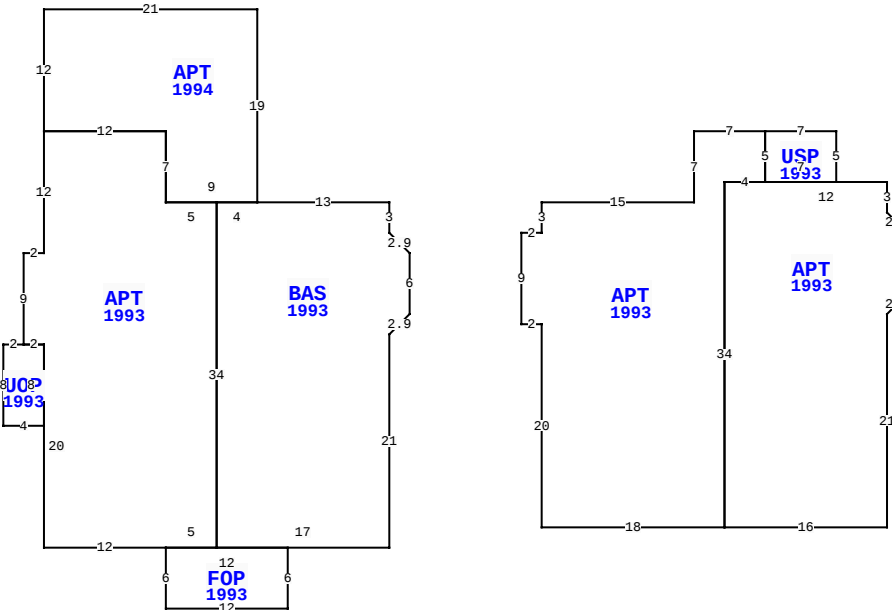




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																	
Exterior Wall		05	AVERAGE 90		0100	01	2,822	104.9280	94.70	267,243	1900	1950	0	0	0	25.23	74.77	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 10		1 SINGLE FAM - 0% - 2023										Heated Area: 2784										HX Base Yr 2023									
Roof Structure		03	GABLE/HIP 100																															
Roof Cover		12	MODULAR MT 100																															
Interior Wall		03	PLASTER 100																															
Interior Floor		12	HARDWOOD 100																															
Air Condition		02	WINDOW 100																															
Heating Type		02	CONVECTION 100																															
Bedrooms			4 100																															
Bathrooms			4 100																															
Frame		02	WOOD FRAME 100																															
Stories			2. 100																															
Units			0 100																															
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
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																														
APT	560	100	560	39,652																														
APT	635	100	635	44,963																														
APT	680	100	680	48,149																														
APT	315	100	315	22,305																														
BAS	594	100	594	42,060																														
FOP	72	30	22	1,557																														
UOP	32	20	6	425																														
USP	35	30	10	708																														
TOTALS		2,923		2,822	199,818		314 N 5TH ST, FERNANDINA BEACH																											
EXTRA FEATURES																																		
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	0350	CARPORT WD	0 100	16	8	128.00	SF	13.00	13.00	100	1990	1990	3	20	333																			
2	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	1950	1950	3	20	30																			
3	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	6.50	100	1950	1950	3	20	177																			
4	0810	CONCRETE A	0 100	13	5	65.00	SF	6.50	6.50	100	1950	1950	3	20	85																			
5	1131	REINFR 8	0 100	36	2	72.00	SF	6.30	6.30	100	1950	1950	3	50	227																			
6	0810	CONCRETE A	0 100	99	11	1,089.00	SF	6.50	6.50	100	1990	1990	3	62	4,389																			
7	0510	GARAGE WD-	0 100	22	11	242.00	SF	35.00	35.00	100	1990	1990	3	20	1,694																			
8	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	6.50	100	2003	2003	3	84	743																			
10	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	2003	2003	3	84	128																			
11	1241	WD DECK G	0 100	10	4	36.00	UT	11.50	11.50	100	1990	1990	3	20	83																			
LAND DESCRIPTION										TOTAL OB/XF 7,889																								
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	0006	R-2	55.00	100.00	55.00	FF		1.00	1.00	0.95	4,000.00	3,800.00	209,000																	



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										
																			VALUATION BY					STANDARD					
																			Tax Group: 2					Tax Dist:					
																			BUILDING MARKET VALUE					199,818					
																			TOTAL MARKET OB/XF VALUE					8,589					
																			TOTAL LAND VALUE - MARKET					209,000					
																			TOTAL MARKET VALUE					417,407					
																			SOH/AGL Deduction					70,368					
																			ASSESSED VALUE					347,039					
																			TOTAL EXEMPTION VALUE					SX HX HB		100,000			
																			BASE TAXABLE VALUE					247,039					
																			TOTAL JUST VALUE					417,407					
																			NCON VALUE					0					
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE					370,876					