



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 1										
Exterior Wall	10	ABOVE AVG 100	0500	01	1,986	139.8607	199.30	395,810	2017	2017	0	0	2.00	98.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2019													Heated Area: 1734									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 50																							
Interior Wall	06	CUST PANEL 50																							
Interior Floor	12	HARDWOOD 80																							
Interior Floor	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	06	Quality Level 06																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	1001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,155	100	1,155	225,588																					
FOP	280	30	84	16,406																					
FSP	350	40	140	27,344																					
FUS	579	100	579	113,087																					
STR	18	10	2	391																					
UOP	132	20	26	5,078																					
TOTALS	2,514		1,986	387,894																					
EXTRA FEATURES					331 N 6TH 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	0855	CONC PAVER	0 100	0	0	783.00	SF	10.00	10.00	100	2017	2017	3	97	7,595										
2	0855	CONC PAVER	0 100	0	0	193.00	SF	10.00	10.00	100	2017	2017	3	97	1,872										
3	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	2017	2017	3	82	98										
4	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	2017	2017	3	82	98										
5	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2018	2018	3	90	22,032										
6	0855	CONC PAVER	0 100	0	0	450.00	SF	10.00	10.00	100	2018	2018	3	98	4,410										
7	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2018	2018	3	90	6,048										
TOTAL OB/XF 42,153																									
LAND DESCRIPTION																									
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	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000								
REVIEW DATE 10/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																									