



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	12	CEDAR 100	0900	01	1,998	123.0684	146.14	291,988	1909	1985	0	0	0	18.50	81.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1882													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 80																																							
Interior Floo	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	2.	2. 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	1,061	100	1,061	126,370																																					
FOP	120	30	36	4,288																																					
FOP	132	30	40	4,764																																					
FOP	132	30	40	4,764																																					
FUS	821	100	821	97,785																																					
TOTALS			2,266	1,998	237,970																																				
EXTRA FEATURES					211 S 7TH 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	0940	SHEDS/PORT	0 100	8	14	112.00	SF	30.00	30.00	100	1994	1994	3	20	672																										
2	0810	CONCRETE A	0 100	14	16	224.00	SF	6.50	6.50	100	1994	1994	3	70	1,019																										
3	0825	BRICK	0 100	15	5	75.00	SF	12.50	12.50	100	1994	1994	3	91	853																										
4	0825	BRICK	0 100	7	4	28.00	SF	12.50	12.50	100	1994	1994	3	91	319																										
5	0825	BRICK	0 100	9	9	81.00	SF	12.50	12.50	100	1994	1994	3	91	921																										
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980																										
7	0825	BRICK	0 100	20	32	640.00	SF	8.75	8.75	100	2001	2001	3	95	5,320																										
TOTAL OB/XF																	10,084																								
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 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																																									