

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		10	ABOVE AVG 100		0900	11	2,229	151.0925	179.42	399,927	1900	2005	0	0	0	8.00	92.00	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2023												Heated Area: 2148												
Roof Cover		03	COMP SHNGL 100														HX Base Yr												
Interior Wall		05	DRYWALL 100																										
Interior Floo		12	HARDWOOD 90																										
Interior Floo		15	HARDTILE 10																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			3.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units			0 100																										
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	OWNER OCC 100																										
Quality		04	Quality Level 04																										
DOR CODE		1200	STORE/OFFICE/RESID																										
MAP NUM			MKT AREA														01												
NEIGHBORHOOD/LOC		1005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,110	100	1,110	183,224																									
DCK	24	10	2	330																									
FOP	32	30	10	1,650																									
FOP	112	30	34	5,612																									
HXB	1,038	100	1,038	171,339																									
HXP	78	30	23	3,797																									
STR	12	10	1	165																									
STR	18	10	2	330																									
STR	21	10	2	330																									
UOP	36	20	7	1,156																									
TOTALS	2,481		2,229	367,933																									
EXTRA FEATURES					229 S 8TH 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	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	23	460														
10	0810	CONCRETE A	0	0	0	460.00	SF	6.50	6.50	100	1980	1980	3	35	1,047														
11	0810	CONCRETE A	0	0	9	54.00	SF	6.50	6.50	100	1980	1980	3	35	123														
12	0402	CONC BUMPE	0	0	0	1.00	UT	25.00	25.00	100	2012	2012	3	96	24														
13	0400	CONC CURB	0	0	0	8.00	LF	15.00	15.00	100	2012	2012	3	96	115														
14	1242	WD DECK A	0	0	30	150.00	SF	10.00	10.00	100	2012	2012	3	60	900														
15	0810	CONCRETE A	0	0	60	300.00	SF	6.50	6.50	100	2012	2012	3	94	1,833														
16	0811	CONCRETE B	0	0	0	907.00	SF	5.20	5.20	100	2012	2012	3	94	4,433														
LAND DESCRIPTION					TOTAL OB/XF 8,935																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001200	C	STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000												
REVIEW DATE 06/10/2021 BY KK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																													