



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	17	CB STUCCO 70	1721	04	2,640	98.9976	161.12	425,357	1966	1990	0	0	0	38.00	62.00	VALUATION BY STANDARD																			
Exterior Wall	15	CONC BLOCK 30	1 MDL OFFICE - 0% - 0													Tax Group: 2										Tax Dist:									
Roof Structure	09	RIDGE FRME 100														BUILDING MARKET VALUE										263,721									
Roof Cover	02	ROLL COMP 70	Heated Area: 2464													TOTAL MARKET OB/XF VALUE										9,060									
Roof Cover	12	MODULAR MT 30														TOTAL LAND VALUE - MARKET										267,500									
Interior Wall	05	DRYWALL 100	HX Base Yr													TOTAL MARKET VALUE										540,281									
Interior Floor	14	CARPET 70														SOH/AGL Deduction										27,318									
Interior Floor	12	HARDWOOD 30	BAS 1993													ASSESSED VALUE										512,963									
Ceiling	01	FIN.SUSPD 100														TOTAL EXEMPTION VALUE										0									
Air Condition	03	CENTRAL 100	CAN 1994													BASE TAXABLE VALUE										512,963									
Heating Type	04	AIR DUCTED 100														TOTAL JUST VALUE										540,281									
Fixtures	7	100	13 65 23 2 5.1 28.10 6 77 83 21 15 13 3 6													NCON VALUE										0									
Frame	03	MASONRY 100														INCOME VALUE										3,866,423									
Story Height	10	100	1001 ATLANTIC AV, FERNANDINA BEACH													PREVIOUS YEAR MKT VALUE										466,330									
RMS	13	100																																	
Stories	1.	1. 100	1010.00																																
Units	0	100																																	
BUD8 Adjustme	02	DIST FB 100	1001 ATLANTIC AV, FERNANDINA BEACH																																
Quantity	00	QWNTTYCCEY00 03																																	
DOR CODE	1600	COMMUNITY SHOPPING	1001 ATLANTIC AV, FERNANDINA BEACH																																
MAP NUM		MKT AREA																																	
NEIGHBORHOOD/LOC	1010.00		1001 ATLANTIC AV, FERNANDINA BEACH																																
AREA TYPE		TOTAL GROSS AREA																																	
PCT OF BASE		TOT ADJ AREA																																	
SUBAREA MARKET VALUE																																			
BAS	2,464	100																																	
CAN	588	30																																	
TOTALS	3,052	2,640																																	
EXTRA FEATURES															1001 ATLANTIC AV, 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	0803	ASPHALT C	0	0	0	0	6,923.00	SF	2.00	2.00	100	1997	1997	3	50	6,923																			
2	0400	CONC CURB	0	0	0	0	98.00	LF	15.00	15.00	100	1966	1966	3	24.4	359																			
3	0443	STK FNC 6'	0	0	0	0	23.00	LF	10.00	10.00	100	1994	1994	3	20	46																			
4	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2000	2000	3	85	213																			
5	0422	CL FNC 4'	0	0	107	0	107.00	LF	15.00	15.00	100	2007	2007	3	74	1,188																			
6	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1993	1993	3	68	53																			
7	0810	CONCRETE A	0	0	9	7	63.00	SF	6.50	6.50	100	1993	1993	3	68	278																			
TOTAL OB/XF 9,060																																			
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																		
1	001610	C	SH CTR NHD	0	0003	C-3	107.00	100.00	10,700.00	SF		1.00	1.00	1.00	25.00	25.00	267,500																		
REVIEW DATE 12/04/2018 BY KK																																			
Total Acres: 0.00 Total Land Value: 267,500 Market: 0 Agricultural: 0 Common: 267,500 PRINTED 08/02/2023 BY SYS																																			