



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		15	CONC BLOCK 100		4803	06	428	81.4212	38.68	16,555	1970	1970	0	0	0	80.00	20.00	VALUATION BY		STANDARD																								
Roof Structur		12	REINFO/CON 100		1 STOR WAREH - 0% - 0										Heated Area: 416										HX Base Yr																			
Roof Cover		04	BUILT-UP 100		13 32 13 20 12 4 10 4 BAS 1993 CAN 1993																				Tax Group: 2										Tax Dist:									
Interior Wall		01	MINIMUM 100																						BUILDING MARKET VALUE										3,311									
Interior Floo		03	CONC FINSH 100																						TOTAL MARKET OB/XF VALUE										200									
Ceiling		04	NONE 100																						TOTAL LAND VALUE - MARKET										148,750									
Air Condition		01	NONE 100																						TOTAL MARKET VALUE										152,261									
Heating Type		01	NONE 100																						SOH/AGL Deduction										99,212									
Plumbing		0	100																						ASSESSED VALUE										53,049									
Frame		03	MASONRY 100																						TOTAL EXEMPTION VALUE										04 53,049									
Story Height		9	100																						BASE TAXABLE VALUE										0									
RMS		2	100																						TOTAL JUST VALUE										152,261									
Stories		0	100												NCON VALUE										0																			
Class		00	. 100												INCOME VALUE																													
Units		0	100												PREVIOUS YEAR MKT VALUE										77,960																			
BUD8 Adjustme		02	DIST FB 100																																									
Occupancy		00	NONE 100																																									
Quality		03	Quality Level 03																																									
DOR CODE		8900			MUNICIPAL																																							
MAP NUM					MKT AREA			01																																				
NEIGHBORHOOD/LOC		1001.00																																										
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																				
BAS		416		100		416		3,218																																				
CAN		40		30		12		93																																				
TOTALS		456		428		3,311		613 CALHOUN ST, FERNANDINA BEACH										BLD DATE		11/17/2017		KK		LGL DATE																				
EXTRA FEATURES												XF DATE				LAND DATE																												
INC DATE										ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES																						
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														
2		4950		BOLLARD		0		0		0		0		2.00		UT		100.00		100.00		100		2000		2000		3		100		200												