



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 2																				
Exterior Wall	15	CONC BLOCK 80	1701	04	3,201	112.1952	159.32	509,983	1979	1984	0	0	0	53.00	47.00	VALUATION SUMMARY																			
Exterior Wall	20	FACE BRICK 20	1 OFFICE 1&2 - 0% - 0													Heated Area: 3201 HX Base Yr																			
Roof Structur	04	WOOD TRUSS 100														VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100														Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										239,692									
Interior Floo	11	CLAY TILE 100														TOTAL MARKET OB/XF VALUE										11,359									
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET										300,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										551,051									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										300,547									
Fixtures	10	100														ASSESSED VALUE										250,504									
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE										10 250,504									
Story Height	9	100														BASE TAXABLE VALUE										0									
RMS	7	100	TOTAL JUST VALUE										551,051																						
Stories	1.	1. 100	NCON VALUE										0																						
Units	0	100	INCOME VALUE																																
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE										501,154																						
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	7500NON-PROFIT SERVICE																																		
MAP NUM																																			
NEIGHBORHOOD/LOC	1009.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	3,201	100	3,201	239,692																															
TOTALS	3,201		3,201	239,692																															
EXTRA FEATURES			410 S 9TH ST, FERNANDINA BEACH													BLD DATE 06/30/2021 KK LGL DATE 06/30/2021 KK XF DATE 06/30/2021 KK LAND DATE 06/30/2021 KK INC DATE AG DATE																			
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	0812	CONCRETE C	0	0	0	0			1,976.00	SF	4.00				3,912																				
4	0810	CONCRETE A	0	0	0	0			221.00	SF	6.50				467																				
5	0443	STK FNC 6'	0	0	0	0			49.00	LF	10.00				98																				
6	0463	FENCE GATE	0	0	0	0			2.00	UT	300.00				330																				
7	0510	GARAGE WD-	0	0	20	18			360.00	SF	35.00				6,552																				
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	001000	C	COMMERCIAL	0		MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000																		
REVIEW DATE 06/30/2021 BY KK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																																			