



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	0100	01	1,292	118.5600	107.00	138,244	1946	1995	0	0	0	13.50	86.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1231									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	1	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												01									
NEIGHBORHOOD/LOC			1001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,231	100	1,231	113,935																					
FOP	15	30	4	370																					
USP	189	30	57	5,276																					
TOTALS			1,435	1,292	119,581																				
EXTRA FEATURES			531 S 6TH 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	0350	CARPORT WD	0	100	22	12		264.00	SF 8.58	8.58	100	1960	1960	3	20	453									
2	0940	SHEDS/PORT	0	100	8	12		96.00	SF 21.00	21.00	100	1960	1960	3	20	403									
3	0810	CONCRETE A	0	100	8	7		56.00	SF 6.50	6.50	100	1950	1950	3	20	73									
4	1243	WD DECK F	0	100	9	6		54.00	SF 3.20	3.20	100	2001	2001	3	20	35									
5	1242	WD DECK A	0	100	24	20		480.00	SF 10.00	10.00	100	2007	2007	3	35	1,680									
6	1242	WD DECK A	0	100	22	15		330.00	SF 10.00	10.00	100	2007	2007	3	35	1,155									
TOTAL OB/XF 3,799																									
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	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	280,000								
REVIEW DATE 09/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS																									