



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	07	ASB SHNGLE 100	0100	01	899	100.1376	90.37	81,243	1945	1990	0	0	0	23.50	76.50	VALUATION BY																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998										Heated Area: 832					HX Base Yr 1998					Tax Group: 2													
Roof Cover	03	COMP SHNGL 100																Tax Dist:																		
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE																		
Interior Floo	14	CARPET 80																TOTAL MARKET OB/XF VALUE																		
Interior Floo	11	CLAY TILE 20																TOTAL LAND VALUE - MARKET																		
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE																		
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction																		
Bedrooms		2 100																ASSESSED VALUE																		
Bathrooms		1 100																TOTAL EXEMPTION VALUE																		
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE																		
Stories	1.	1. 100																TOTAL JUST VALUE																		
Units	0	0 100																NCON VALUE																		
BUD8 Adjustme	02	DIST FB 100																INCOME VALUE																		
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE																		
Quality	02	Quality Level 02																																		
DOR CODE	0800	MULTI-FAMILY																																		
MAP NUM		MKT AREA																																		
NEIGHBORHOOD/LOC	1001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	832	100	832	57,519																																
FEP	35	80	28	1,935																																
FSP	98	40	39	2,696																																
TOTALS	965		899	62,151																																
EXTRA FEATURES					519 S 7TH 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	0825	BRICK	0	100	7	4		28.00	SF 12.50	12.50	100	1952	1952	3	30	105																				
2	0825	BRICK	0	100	20	3		60.00	SF 12.50	12.50	100	2005	2005	3	96	720																				
3	0825	BRICK	0	100	0	0		450.00	SF 12.50	12.50	100	2005	2005	3	96	5,400																				
4	0810	CONCRETE A	0	100	0	0		1,234.00	SF 6.50	6.50	100	2005	2005	3	87	6,978																				
5	1241	WD DECK G	0	0	13	4		52.00	UT 11.50	11.50	100	2005	2005	3	44	263																				
LAND DESCRIPTION																	TOTAL OB/XF										13,466									
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	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000																			

REVIEW DATE 07/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS