



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 90		
Interior Floor	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	145,782
FOP	84	30	25	3,961
TOTALS	1,004		945	149,744

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	945	137.5704	163.36	154,375	1940	2015	0	0	0	3.00	97.00
1 SNGL FAM - 0% - 2023 Heated Area: 920 HX Base Yr												
606 S 9TH ST, FERNANDINA BEACH												
BLD DATE 02/04/2015 KK LGL DATE XF DATE INC DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				149,744		
TOTAL MARKET OB/XF VALUE				7,201		
TOTAL LAND VALUE - MARKET				100,000		
TOTAL MARKET VALUE				256,945		
SOH/AGL Deduction				0		
ASSESSED VALUE				256,945		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				256,945		
TOTAL JUST VALUE				256,945		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				264,054		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1243	WD DECK F	0	0	4	3	12.00	SF	8.00	8.00	100	2017
2	1243	WD DECK F	0	0	4	3	12.00	SF	8.00	8.00	100	2017
3	0810	CONCRETE A	0	0	0	0	1,117.00	SF	6.50	6.50	100	2017
TOTAL OB/XF 7,201												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00
TOTAL OB/XF 7,201												
UNIT PRICE 20.00 ADJ UNIT PRICE 20.00 LAND VALUE 100,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												