



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	25	MOD METAL 100	4803	06	3,157	104.7446	49.75	157,061	2015	2015	0	0	0	5.00	95.00	VALUATION SUMMARY									
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 0													Heated Area: 2529									
Roof Cover	12	MODULAR MT 100	HX Base Yr																						
Interior Wall	07	NONE 100																							
Interior Floop	03	CONC FINSH 100																							
Air Condition	01	NONE 100																							
Heating Type	01	NONE 100																							
Plumbing	4	100																							
Frame	05	STEEL 100																							
Story Height	19	100																							
RMS	3	100																							
Stories	1.	1. 100																							
Class	00	. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			4800 WAREHOUSE-STORAGE																						
MAP NUM			MKT AREA												01										
NEIGHBORHOOD/LOC			1009.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
AOF	369	185	683	32,280																					
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BAS	1,791	100	1,791	84,647																					
TOTALS			2,529	3,157	149,208																				
EXTRA FEATURES			833 S 9TH 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	0424	CL FNC 6'	0	0	0	0		181.00	LF 20.00	20.00	100	2015	2015	3	90	3,258									
2	0465	FNC GT 15'	0	0	0	0		2.00	UT 450.00	450.00	100	2015	2015	3	90	810									
3	6001	ROLLUP DR	0	0	0	0		2.00	UT 400.00	400.00	100	2015	2015	3	74	592									
4	0811	CONCRETE B	0	0	0	0		596.00	SF 5.20	5.20	100	2015	2015	3	96	2,975									
5	0810	CONCRETE A	0	0	0	0		275.00	SF 6.50	6.50	100	2018	2018	3	98	1,752									
6	0810	CONCRETE A	0	0	20	3		60.00	SF 6.50	6.50	100	2018	2018	3	98	382									
TOTAL OB/XF 9,769																									
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	004800	C	WAREHOUSE	0	0006	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	17.50	17.50	131,250								
REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/02/2023 BY SYS																									