



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 2																										
Exterior Wall	19	COMMON BRK 100	8901	04	1,585	126.5245	218.89	346,941	1900	2000	0	0	0	6.00	94.00	VALUATION BY STANDARD																									
Roof Structur	04	WOOD TRUSS 100	1 GOVT BLDG - 0% - 0													Heated Area: 1165													HX Base Yr												
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY																									
Interior Wall	08	DECORATIVE 70														Tax Group: 2													Tax Dist:												
Interior Wall	06	CUST PANEL 30														BUILDING MARKET VALUE													439,411												
Interior Floo	09	PINE WOOD 100														TOTAL MARKET OB/XF VALUE													16,273												
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET													1,312,500												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													1,768,184												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													406,549												
Fixtures	03	MASONRY 100														ASSESSED VALUE													1,361,635												
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE													04 1,361,635												
Story Height	16	100														BASE TAXABLE VALUE													0												
RMS	1	100	TOTAL JUST VALUE													1,768,184																									
Stories	1	100	NCON VALUE													0																									
Units	0	100	INCOME VALUE																																						
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE													1,717,992																									
Occupancy	00	NONE 100																																							
Quality	04	Quality Level 04																																							
DOR CODE	8900	MUNICIPAL																																							
MAP NUM		MKT AREA	01																																						
NEIGHBORHOOD/LOC	1002.0200																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,165	100	1,165	239,707																																					
CDN	1,200	35	420	86,418																																					
TOTALS	2,365		1,585	326,125																																					
EXTRA FEATURES					102 CENTRE 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	0850	PEBBLE WLK	0	0	0	0		3,050.00	SF 3.50	3.50	100	1994	1994	3	70	7,473																									
2	0819	CONC 12"	0	0	1	16		16.00	SF 9.50	9.50	100	1994	1994	3	70	106																									
3	1127	BRICK 8"	0	0	2	63		126.00	SF 11.00	11.00	100	1994	1994	3	91	1,261																									
4	0972	ST LGHT UN	0	0	0	0		2.00	UT 2,530.00	2,530.00	100	1994	1994	3	39	1,973																									
5	0975	ST LT/ARM	0	0	0	0		1.00	UT 500.00	500.00	100	1994	1994	3	39	195																									
6	0811	CONCRETE B	0	0	5	102		510.00	SF 5.20	5.20	100	1994	1994	3	70	1,856																									
7	0972	ST LGHT UN	0	0	0	0		1.00	UT 2,530.00	2,530.00	100	2000	2000	3	55	1,392																									
9	0855	CONC PAVR	0	0	0	0		61.00	SF 10.00	10.00	100	2012	2012	3	94	573																									
10	0850	PEBBLE WLK	0	0	0	0		152.00	SF 3.50	3.50	100	2012	2012	3	94	500																									
11	0810	CONCRETE A	0	0	0	0		44.00	SF 6.50	6.50	100	2012	2012	3	94	269																									
LAND DESCRIPTION					TOTAL OB/XF 15,598																																				
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	008900	C	MUNICIPAL	0	0003	C-3	100.00	100.00	13,125.00	SF		1.00	1.00	1.00	100.00	100.00	1,312,500																								
REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 1,312,500 Market: 0 Agricultural: 0 Common: 1,312,500 PRINTED 08/02/2023 BY SYS																																									



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	423	100	423	60,277
BAS	165	100	165	23,512
BAS	165	100	165	23,512
CAN	140	30	42	5,985
TOTALS	893		795	113,286

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
12	1127	BRICK 8"	0	0	0	0	62.00	SF	11.00	11.00	100	2017	2017	3

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	% COND	TOT ADJ

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
3803	04	795	103.9500	182.69	145,239	1994	2000	0	0	0	22.00	78.00		
2 RSTRM BLDG - 0% - 0														
Heated Area: 753 HX Base Yr														
102 CENTRE ST, FERNANDINA BEACH														
BLD DATE 01/13/2022 KK LGL DATE 01/13/2022 KK AG DATE 01/13/2022 KK														

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2012] W11 BAS=[YR=1994] N1 W29 S1 BAS=[YR=2012] W11 S15 E11 N15\$ S16 E7 CAN=[YR=1994] S5 E14 N5 W2 N7 W10 S7 W2\$ E2 N7 E10 S7 E10 N16\$ S15 E11 N15\$.														

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		439,411			
TOTAL MARKET OB/XF VALUE		16,273			
TOTAL LAND VALUE - MARKET		1,312,500			
TOTAL MARKET VALUE		1,768,184			
SOH/AGL Deduction		406,549			
ASSESSED VALUE		1,361,635			
TOTAL EXEMPTION VALUE		04 1,361,635			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		1,768,184			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,717,992			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150618	NEW CONSTR	50,000	03/24/2015
20141176	NEW CONSTR	2,000	06/03/2014
20130898	REPAIR/RRF	125,000	04/24/2013
20122432	REPAIR/RRF	2,600	12/03/2012
20122174	REMODEL	4,000	10/22/2012
20122113	REMODEL	25,000	10/12/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	