



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	10	ABOVE AVG 70	0500	11	2,614	147.1219	209.65	548,025	2019	2019	0	0	1.38	98.62	VALUATION SUMMARY									
Exterior Wall	20	FACE BRICK 30	1 SFR CUST - 0% - 2023												Heated Area: 2092									
Roof Structure	01	FLAT 100	22												HX Base Yr									
Roof Cover	04	BUILT-UP 100	22																					
Interior Wall	05	DRYWALL 100	21												16									
Interior Floor	11	CLAY TILE 70	21												25									
Interior Floor	14	CARPET 30	21												60									
Air Condition	03	CENTRAL 100	21												60									
Heating Type	04	AIR DUCTED 100	21												60									
Bedrooms	3	100	21												60									
Bathrooms	2.5	100	21												60									
Frame	03	MASONRY 100	21												60									
Stories	2.	100	21												60									
Units	0	100	21												60									
Quality															04 Quality Level 04									
DOR CODE															0100 SINGLE FAMILY									
MAP NUM															MKT AREA 01									
NEIGHBORHOOD/LOC															1010.0400									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	832	100	832	172,022																				
FGR	486	55	267	55,205																				
FOP	10	30	3	620																				
FUS	1,260	100	1,260	260,514																				
STP	16	10	2	413																				
STR	60	10	6	1,241																				
UOP	1,220	20	244	50,449																				
TOTALS															3,884 2,614 540,462									
EXTRA FEATURES															235 BEECH 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	0855	CONC PAVER	0	0	0	0	80.00	SF	10.00	10.00	100	2019	2019	3	99	792								
2	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	99	1,604								
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	0	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							
REVIEW DATE 10/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																								