



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																										
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1					5																																										
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 5	Tax Dist:	BUILDING MARKET VALUE	TOTAL MARKET OB/XF VALUE	TOTAL LAND VALUE - MARKET	TOTAL MARKET VALUE	SOH/AGL Deduction	ASSESSED VALUE	TOTAL EXEMPTION VALUE	BASE TAXABLE VALUE	TOTAL JUST VALUE	NCON VALUE	INCOME VALUE	PREVIOUS YEAR MKT VALUE																																		
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EXTRA FEATURES															6800 FIRST COAST HWY, 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																																														
LAND DESCRIPTION															TOTAL OB/XF 0																																															
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																						
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																																													
REVIEW DATE 01/14/2021 BY KBA															Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS																																															