

[illegible]

**CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034**

06-2N-28-0000-0001-007L

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 4																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	15	CONC BLOCK 70								8600	06	5,466	151.9758	36.47	199,345	2015	2015	0	0	14.00	86.00	VALUATION BY								STANDARD																									
Exterior Wall	11	BD/BTN AVG 30								6 BARNs - 0% - 0										Heated Area: 3973										HX Base Yr										Tax Group: 2								Tax Dist:							
Roof Structure	04	WOOD TRUSS 100																												BUILDING MARKET VALUE								937,614																	
Roof Cover	11	SLATE 100																												TOTAL MARKET OB/XF VALUE								219,932																	
Interior Wall	01	MINIMUM 100																												TOTAL LAND VALUE - MARKET								240,451																	
Interior Floor	03	CONC FINSH 90																												TOTAL MARKET VALUE								1,397,997																	
Interior Floor	09	PINE WOOD 10																												SOH/AGL Deduction								184,497																	
Ceiling	02	F.NOT SUS 100																												ASSESSED VALUE								1,213,500																	
Air Condition	01	NONE 100																												TOTAL EXEMPTION VALUE								04 1,213,500																	
Heating Type	03	FORCED AIR 100																												BASE TAXABLE VALUE								0																	
Plumbing	03	35 100																												TOTAL JUST VALUE								1,397,997																	
Frame	03	MASONRY 100																												NCON VALUE								0																	
Story Height		10 100																												INCOME VALUE																									
RMS		7 100																												PREVIOUS YEAR MKT VALUE								1,114,803																	
Stories	1.5	1.5 100																																																					
Class	00	. 100																																																					
Units	00	0 100																																																					
Occupancy	00	NONE 100																																																					
Quality	05	Quality Level 05																																																					
DOR CODE	8900 MUNICIPAL																																																						
MAP NUM											MKT AREA										01																																		
NEIGHBORHOOD/LOC	1010.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
AOF	160	185	296	9,284																																																			
AOF	260	185	481	15,086																																																			
AOF	974	185	1,802	56,518																																																			
BAS	369	100	369	11,573																																																			
BAS	746	100	746	23,398																																																			
BAS	1,464	100	1,464	45,917																																																			
CAN	146	30	44	1,380																																																			
CAN	328	30	98	3,074																																																			
CAN	488	30	146	4,580																																																			
PTO	115	5	6	188																																																			
TOTALS	5,320		5,466	171,437																																																			
EXTRA FEATURES					639 AIRPORT RD, FERNANDINA BEACH										BLD DATE 03/07/2019										KK										LGL DATE 03/07/2019										KK										
															XF DATE 03/07/2019										KK																														
															INC DATE																																								
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																																							
32	0423	CL FNC 5'	0	0	348	0		348.00	LF 7.88	7.88	100	2015	2015	3	90	2,467																																							
33	0424	CL FNC 6'	0	0	405	0		405.00	LF 23.00	23.00	100	2015	2015	3	90	8,384																																							
34	0463	FENCE GATE	0	0	0	0		11.00	UT 345.00	345.00	100	2015	2015	3	90	3,416																																							
35	0470	VNYL GATE	0	0	0	0		3.00	UT 300.00	300.00	100	2015	2015	3	90	810																																							
36	0475	VF 4 SBPL	0	0	51	0		51.00	LF 14.00	14.00	100	2015	2015	3	90	643																																							
37	0855	CONC PAVER	0	0	0	0		446.00	SF 10.00	10.00	100	2015	2015	3	96	4,282																																							
38	0648	LIGHTS-AV	0	0	0	0		3.00	UT 140.00	140.00	100	2015	2015	3	74	311																																							
39	1134	LANDSCP BL	0	0	0	0		43.00	SF 3.00	3.00	100	2015	2015	3	99	128																																							
40	0881	FOUNTAIN	0	0	0	0		1.00	UT 600.00	600.00	100	2015	2015	3	100	600																																							
LAND DESCRIPTION																	TOTAL OB/XF										21,041																												
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																															