



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	6 100
Frame	05 STEEL 100
Story Height	16 100
RMS	1 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04		
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
BAS	4,284	100	4,284	163,000
CAN	21	30	6	229
CAN	84	30	25	952
FST	45	70	32	1,218
GOF	579	210	1,216	46,266
PTO	63	5	3	114
STR	90	10	9	342
TOTALS	5,166		5,575	212,119

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
23	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	
24	0856	POROUS CC	0	0	42	3	126.00	SF	2.50	2.50	
25	0856	POROUS CC	0	0	0	0	2,660.00	SF	2.50	2.50	
26	0812	CONCRETE C	0	0	0	0	2,193.00	SF	4.00	4.00	
27	0810	CONCRETE A	0	0	0	0	293.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	008900	C	MUNICIPAL	0	0006	ILW	0.00	0.00	15,675.00	SF	

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
4807	06	5,575	102.6854	48.78	271,948	2016	2016	0	0	22.00	78.00															
3 PREFAB MTL - 0% - 0																										
Heated Area: 4863						HX Base Yr																				
671 AIRPORT RD, FERNANDINA BEACH																										
<table><tr><td>BLD DATE</td><td>12/01/2016</td><td>KK</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td>02/03/2022</td><td>KK</td><td>LAND DATE</td><td>02/03/2022</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE	12/01/2016	KK	LGL DATE		XF DATE	02/03/2022	KK	LAND DATE	02/03/2022	INC DATE			AG DATE	
BLD DATE	12/01/2016	KK	LGL DATE																							
XF DATE	02/03/2022	KK	LAND DATE	02/03/2022																						
INC DATE			AG DATE																							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,119	
TOTAL MARKET OB/XF VALUE		17,425	
TOTAL LAND VALUE - MARKET		39,188	
TOTAL MARKET VALUE		268,732	
SOH/AGL Deduction		41,373	
ASSESSED VALUE		227,359	
TOTAL EXEMPTION VALUE		04	227,359
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		268,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170414	H/AC	6,000	02/13/2017
20161760	CO ISSUED -GARAGE	556,040	06/27/2016

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W42 S102 CAN=[YR=2016] S3 PTO=[YR=2016] S1 E42 N4 W6 CAN=[YR=2016] W7 S3 E7 N3\$ S3 W7 N3 W1 S3 W2\$ E28 N3 W2\$ E42 N102\$ PTR= E20 GOF=[YR=2016] E27 STR=[YR=2016] E15 S8 FST=[YR=2016] S9 W5 N9 E5\$ W5 N3 W10 N5\$ S5 E10 S12 W37 N17\$ W20\$.											