



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	VALUATION SUMMARY																				
Exterior Wall	19	COMMON BRK 60	0900	01	1,498	122.8080	145.83	218,453	1968	1985	0	0	23.60	76.40	STANDARD																				
Exterior Wall	10	ABOVE AVG 40	1 SNGL FAM - 0% - 0													Heated Area: 1290										HX Base Yr									
Roof Structur	03	GABLE/HIP 100														Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE										166,898									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE										5,247									
Interior Floo	08	SHT VINYL 100														TOTAL LAND VALUE - MARKET										350,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										522,145									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										143,165									
Bedrooms	3	100														ASSESSED VALUE										378,980									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										378,980									
Stories	1.	1. 100														TOTAL JUST VALUE										522,145									
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										492,620												
Occupancy	00	NONE 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												01																				
NEIGHBORHOOD/LOC			1023.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,290	100	1,290	143,724																															
FDU	196	65	127	14,149																															
FOP	112	30	34	3,788																															
FOP	156	30	47	5,236																															
TOTALS			1,754	1,498	166,898																														
EXTRA FEATURES			2500 W 5TH 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	0810	CONCRETE A	0	0	0	0	2,000.00	SF	6.50	6.50	100	1975	1975	3	27	3,510																			
3	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1983	1983	3	20	960																			
4	0350	CARPORT WD	0	0	10	16	128.00	SF	8.58	8.58	100	1983	1983	3	20	220																			
5	1243	WD DECK F	0	0	28	4	112.00	SF	8.00	8.00	100	1995	1995	3	20	179																			
6	1243	WD DECK F	0	0	8	8	64.00	SF	8.00	8.00	100	2004	2004	3	24	123																			
7	0851	PATIO STON	0	0	0	0	236.00	SF	1.50	1.50	100	1995	1995	3	72	255																			
LAND DESCRIPTION			TOTAL OB/XF													5,247																			
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	R-2	142.00	215.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000																		
REVIEW DATE 03/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																			