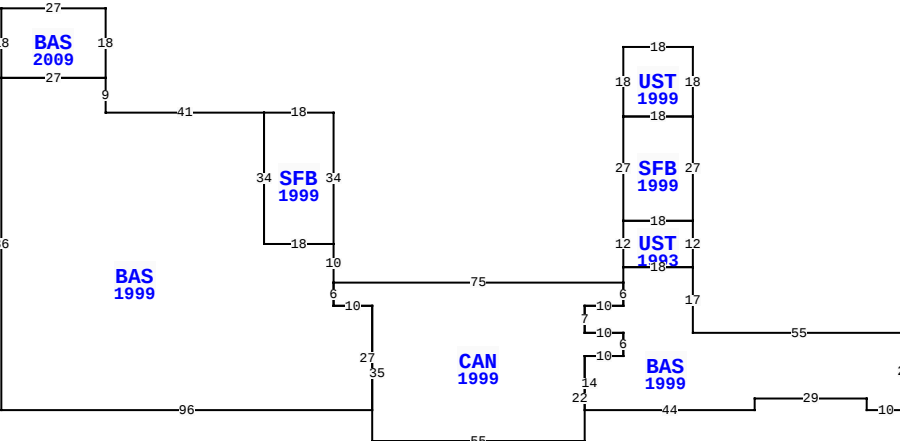
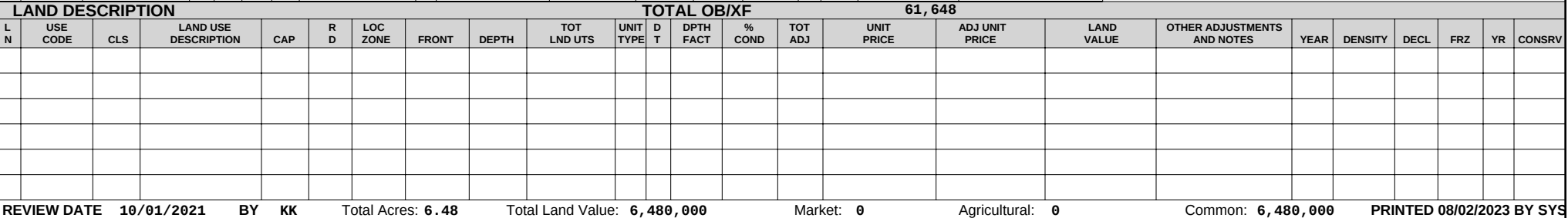


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 6													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
Exterior Wall	20	FACE BRICK 80								0303	04	10,723	95.9420	107.22	1,149,720	1956	1956	0	0	0	40.84	59.16											
Exterior Wall	15	CONC BLOCK 20								1 CLUB HOUSE - 0% - 0														Heated Area: 9777 HX Base Yr									
Roof Structure	09	RIDGE FRME 100																															
Roof Cover	04	BUILT-UP 100																															
Interior Wall	01	MINIMUM 100																															
Interior Floor	11	CLAY TILE 90																															
Interior Floor	14	CARPET 10																															
Ceiling	01	FIN.SUSPD 100																															
Air Condition	04	ROOF TOP 100																															
Heating Type	04	AIR DUCTED 100																															
Fixtures	58	100																															
Frame	03	MASONRY 100																															
Common Wall	16	100																															
Story Height	12	100																															
RMS	15	100																															
Stories	1.	1. 100																															
Units	0	100																															
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
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	1,889	100	1,889	119,822																													
BAS	6,523	100	6,523	413,763																													
BAS	486	100	486	30,828																													
CAN	2,435	30	730	46,305																													
SFB	486	80	389	24,675																													
SFB	612	80	490	31,081																													
UST	216	40	86	5,455																													
UST	324	40	130	8,246																													
TOTALS		12,971		10,723	680,174																												
EXTRA FEATURES						2500 ATLANTIC AV, FERNANDINA BEACH														BLD DATE		10/01/2021		KK		LGL DATE				10/01/2021		KK	
						XF DATE		10/01/2021		KK		LGL DATE		LAND DATE																			
						INC DATE								AG 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																	
1	0803	ASPHALT C	0	0	0	42,500.00	SF	2.00	2.00	100	1990	1990	3	50	42,500																		
2	0803	ASPHALT C	0	0	0	1,620.00	SF	2.00	2.00	100	1996	1996	3	50	1,620																		
3	0812	CONCRETE C	0	0	0	3,755.00	SF	4.00	4.00	100	1956	1956	3	20	3,004																		
4	0400	CONC CURB	0	0	0	310.00	LF	15.00	15.00	100	1956	1956	3	20	930																		
5	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	1996	1996	3	42	2,125																		
6	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	500.00	100	1996	1996	3	42	420																		
7	0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00	100	1980	1980	3	20	300																		
8	0812	CONCRETE C	0	0	74	50	3,700.00	SF	4.00	100	1980	1980	3	35	5,180																		
9	0422	CL FNC 4'	0	0	0	685.00	LF	15.00	15.00	100	1980	1980	3	20	2,055																		
10	0426	CL FNC 12'	0	0	0	40.00	LF	15.60	15.60	100	1990	1990	3	28	175																		
LAND DESCRIPTION										TOTAL OB/XF										58,309													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	008900	C	MUNICIPAL	0	0003		0.00	0.00	6.48	AC		1.00	1.00	1.00	1,000,000.00	1,000,000.00	6,480,000																



REVIEW DATE	10/01/2021	BY	KK	Total Acres: 6.48	Total Land Value: 6,480,000	Market: 0	Agricultural: 0	Common: 6,480,000	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 6		2																	
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		15		CONC BLOCK 100		3803		04		262		68.9850		121.24		31,765		2009		2009		0		0		0		16.25		83.75		VALUATION BY					STANDARD												
Roof Structur		04		WOOD TRUSS 100		6		RSTRM		BLDG		- 0%		- 0		Heated Area: 88				HX		Base Yr								Tax Group: 2					Tax Dist:														
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					1,869,878														
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					273,773														
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					6,480,000														
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					8,623,651														
Air Condition		01		NONE 100																										SOH/AGL Deduction					6,245,647														
Heating Type		01		NONE 100																										ASSESSED VALUE					2,378,004														
Fixtures				3 100																										TOTAL EXEMPTION VALUE					04 2,378,004														
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					0														
Story Height				8 100																										TOTAL JUST VALUE					8,623,651														
RMS				2 100																										NCON VALUE					0														
Stories		1.		1. 100																										INCOME VALUE																			
Units				0 100																										PREVIOUS YEAR MKT VALUE					7,975,641														
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
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		88		100		88		8,935																																									
CAN		432		30		130		13,200																																									
FST		88		50		44		4,468																																									
TOTALS		608				262		26,603																																									
EXTRA FEATURES																																																	
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																			
43		0444		BOX FNC 4'		0 0		0 0		270.00		LF 6.50		6.50		100		2014		2014		3		70		1,229																							
44		0350		CARPORT WD		0 0		21 6		126.00		SF 13.00		13.00		100		2014		2014		3		70		1,147																							
45		0350		CARPORT WD		0 0		21 6		126.00		SF 13.00		13.00		100		2014		2014		3		70		1,147																							
46		0811		CONCRETE B		0 0		0 0		917.00		SF 5.20		5.20		100		2014		2014		3		95		4,530																							
47		0424		CL FNC 6'		0 0		0 0		150.00		LF 20.00		20.00		100		2014		2014		3		89		2,670																							
48		0971		ST LGHT OV		0 0		0 0		1.00		UT 1,555.00		1,555.00		100		2006		2006		3		72		1,120																							
49		0975		ST LT/ARM		0 0		0 0		2.00		UT 500.00		500.00		100		2006		2006		3		72		720																							
50		0810		CONCRETE A		0 0		9 6		54.00		SF 6.50		6.50		100		2016		2016		3		97		340																							
51		1242		WD DECK A		0 0		0 0		375.00		SF 10.00		10.00		100		2016		2016		3		78		2,925																							
52		0810		CONCRETE A		0 0		0 0		171.00		SF 6.50		6.50		100		2016		2016		3		97		1,078																							
LAND DESCRIPTION										TOTAL OB/XF										16,906																													
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPTH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	

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