



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	PAGE 1 of 1														
Exterior Wall	15	CONC BLOCK 100	0303	04	5,563	86.5570	96.73	538,109	1960	1970	0	0	27.00	73.00	VALUATION BY STANDARD														
Roof Structur	04	WOOD TRUSS 100	1 CLUB HOUSE - 0% - 0													Heated Area: 5336													
Roof Cover	03	COMP SHNGL 100	5-10-11													HX Base Yr													
Interior Wall	01	MINIMUM 80	29													BAS 1993													
Interior Wall	05	DRYWALL 20	84													CAN 1993													
Interior Floo	10	TERRAZZO 90	14													32													
Interior Floo	03	CONC FINSH 10	8													14													
Ceiling	01	FIN.SUSPD 100	5													40													
Air Condition	03	CENTRAL 100	14													8													
Heating Type	04	AIR DUCTED 100	14													8													
Fixtures	17	100	14													8													
Frame	03	MASONRY 100	14													8													
Story Height	12	100	14													8													
RMS	8	100	14													8													
Stories	1.	1. 100	14													8													
Units	0	100	14													8													
BUD8 Adjustme	02	DIST FB 100	14													8													
Occupancy	00	OWNER OCC 100	14													8													
Quality	03	Quality Level 03	14													8													
DOR CODE	7700	CLUBS/LODGES/HALLS	14													8													
MAP NUM	MKT AREA		01																										
NEIGHBORHOOD/LOC	1010.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	5,336	100	5,336	376,790																									
CAN	744	30	223	15,747																									
STP	40	10	4	283																									
TOTALS	6,120		5,563	392,820																									
EXTRA FEATURES					201 JEAN LAFITTE BLVD, 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	41	4		164.00	SF	6.50				437															
2	0811	CONCRETE B	0	0	0	0		960.00	SF	5.20				998															
3	0812	CONCRETE C	0	0	0	0		1,188.00	SF	4.00				3,802															
6	0971	ST LGHT OV	0	0	0	0		5.00	UT	1,555.00				2,255															
7	0811	CONCRETE B	0	0	25	30		750.00	SF	5.20				3,237															
8	0471	VINYL FNC	0	0	0	0		34.00	LF	32.00				827															
TOTAL OB/XF 11,556																													
LAND DESCRIPTION																													
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	007700	C	CLUB	0			0.00	0.00	2.36	AC		1.00	1.00	1.00	150,000.00	150,000.00	354,000												
REVIEW DATE 01/07/2022 BY KK Total Acres: 2.36 Total Land Value: 354,000 Market: 0 Agricultural: 0 Common: 354,000 PRINTED 08/02/2023 BY SYS																													