



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 2										
Exterior Wall	23	REINF CONC 100	7101	04	10,120	158.9188	267.38	2,705,886	1971	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0													Heated Area: 9449 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist:									
Interior Wall	05	DRYWALL 70														BUILDING MARKET VALUE 2,408,239									
Interior Wall	06	CUST PANEL 30														TOTAL MARKET OB/XF VALUE 30,045									
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET 3,000,000									
Interior Floo	11	CLAY TILE 20														TOTAL MARKET VALUE 5,438,284									
Ceiling	02	F.NOT SUS 100														SOH/AGL Deduction 3,365,051									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 2,073,233									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 02 2,073,233									
Fixtures	32	100														BASE TAXABLE VALUE 0									
Frame	04	REIN CONC 100														TOTAL JUST VALUE 5,438,284									
Story Height	22	100	NCON VALUE 0																						
RMS	24	100	INCOME VALUE																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 4,676,334																						
Units	0	0 100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality	04	Quality Level 04																							
DOR CODE	7100	CHURCHES																							
MAP NUM		MKT AREA	01																						
NEIGHBORHOOD/LOC	1060.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
AOF	2,090	100	2,090	497,353																					
BAS	3,926	100	3,926	934,263																					
CAN	426	30	128	30,460																					
CAN	845	30	254	60,444																					
FUS	266	100	266	63,299																					
SFB	3,959	80	3,167	753,645																					
UBM	825	35	289	68,773																					
TOTALS	12,337		10,120	2,408,239																					
EXTRA FEATURES					2600 ATLANTIC AVE, 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	0803	ASPHALT C	0	0	0	0	13,164.00	SF	2.00	2.00	100	1991	1991	3	50	13,164									
2	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20	5.20	100	2002	2002	3	83	4,316									
3	0400	CONC CURB	0	0	0	0	58.00	LF	15.00	15.00	100	2002	2002	3	87	757									
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311									
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1991	1991	3	30	933									
6	0649	LIGHTS-GD	0	0	0	0	4.00	SF	225.00	225.00	100	2001	2001	3	20	180									
7	0649	LIGHTS-GD	0	0	0	0	2.00	SF	450.00	450.00	100	2012	2012	3	60	540									
9	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2002	2002	3	87	152									
11	1127	BRICK 8"	0	0	19	2	38.00	SF	11.00	11.00	100	2008	2008	3	97	405									
12	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	100	2008	2008	3	90	374									
LAND DESCRIPTION					TOTAL OB/XF 21,132																				
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	007100	C	CHURCH	0	0003		0.00	0.00	3.00	AC		1.00	1.00	1.00	1,000,000.00	1,000,000.00	3,000,000								
REVIEW DATE 03/20/2019 BY KK Total Acres: 3.00 Total Land Value: 3,000,000 Market: 0 Agricultural: 0 Common: 3,000,000 PRINTED 08/02/2023 BY SYS																									

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																								Tax Group: 2		Tax Dist:									
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