

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

18-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	15	CONC BLOCK 80								0303	04	6,525	70.3640	78.63	513,061	1960	1960		0	0	35.40	64.60	VALUATION BY																								
Exterior Wall	19	COMMON BRK 20								1 CLUB HOUSE - 0% - 0														Heated Area: 6008								HX Base Yr								STANDARD							
Roof Structur	04	WOOD TRUSS 100																						Tax Group: 8								Tax Dist:															
Roof Cover	02	ROLL COMP 100																						BUILDING MARKET VALUE								331,437															
Interior Wall	01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE								10,690															
Interior Floo	03	CONC FINSH 60																						TOTAL LAND VALUE - MARKET								1,680,000															
Interior Floo	16	EPOXY STRP 40																						TOTAL MARKET VALUE								2,022,127															
Ceiling	02	F.NOT SUS 100																						SOH/AGL Deduction								954,136															
Air Condition	01	NONE 100																						ASSESSED VALUE								1,067,991															
Heating Type	01	NONE 100																						TOTAL EXEMPTION VALUE								05 1,067,991															
Fixtures	01	10 100																						BASE TAXABLE VALUE								0															
Frame	03	MASONRY 100																						TOTAL JUST VALUE								2,022,127															
Story Height		11 100																						NCON VALUE								0															
RMS		4 100																						INCOME VALUE																							
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE								1,027,182															
Units		0 100																																													
BUD8 Adjustme	05	DIST 1A 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	8600																					COUNTY																									
MAP NUM											MKT AREA										03																										
NEIGHBORHOOD/LOC	3038.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	6,008	100	6,008	305,176																																											
CAN	84	30	25	1,270																																											
FOP	121	30	36	1,829																																											
STP	16	10	2	101																																											
UOP	90	20	18	914																																											
UOP	120	20	24	1,219																																											
UOP	2,059	20	412	20,928																																											
TOTALS	8,498		6,525	331,437																																											
EXTRA FEATURES					5508 GREGG ST, FERNANDINA BEACH										BLD DATE		01/22/2018		KK		LGL DATE																										
															XF 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	0811	CONCRETE B	0	0	0	0		949.00	SF 5.20	5.20	100	1960	1960	3	20	987																															
2	1123	CB 8"	0	0	0	0		244.00	SF 6.15	6.15	100	1960	1960	3	20	300																															
4	0811	CONCRETE B	0	0	0	0		587.00	SF 5.20	5.20	100	1980	1980	3	35	1,068																															
6	0446	BOX FNC 6'	0	0	0	0		16.00	LF 20.00	20.00	100	2000	2000	3	20	64																															
7	0819	CONC 12"	0	0	7	2		14.00	SF 9.50	9.50	100	1990	1990	3	62	82																															
8	0422	CL FNC 4'	0	0	0	0		84.00	LF 15.00	15.00	100	2013	2013	3	87	1,096																															
9	0422	CL FNC 4'	0	0	0	0		115.00	LF 15.00	15.00	100	2013	2013	3	87	1,501																															
10	0415	BEACHWALK	0	0	0	0		1,014.00	SF 5.75	5.75	100	2016	2016	3	78	4,548																															
11	0350	CARPORT WD	0	0	0	0		103.00	SF 13.00	13.00	100	2016	2016	3	78	1,044																															
LAND DESCRIPTION																	TOTAL OB/XF 10,690																														
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	008600	C	COUNTY	0	0006	ROS	0.00	131.00	105.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	1,680,000																														