

PT TRACT A IN OR 593/870 &
OR 1457/1955 (EX UTIL ESMT'S
IN OR 593/868 & OR 2125/1048)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

20-2N-28-0000-0003-0000



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	15	CONC BLOCK 100	8901	04	3,613	123.7607	214.11	773,579	1978	1988	0	0	0	15.00	85.00	VALUATION BY STANDARD									
Roof Structur	12	REINFO/CON 100	1 GOVT BLDG - 0% - 0													Heated Area: 2311									
Roof Cover	04	BUILT-UP 60														HX Base Yr									
Roof Cover	11	SLATE 40																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	05	ASPH TILE 80																							
Interior Floo	11	CLAY TILE 20																							
Ceiling	01	FIN.SUSPD 100																							
Air Condition	04	ROOF TOP 100																							
Heating Type	04	AIR DUCTED 100																							
Fixtures	12	100																							
Frame	04	REIN CONC 100																							
Story Height	13	100																							
RMS	9	100																							
Stories	1.	1. 100																							
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	3016.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,440	100	1,440	262,070																					
BAS	871	100	871	158,517																					
FGR	1,320	60	792	144,139																					
FGR	850	60	510	92,817																					
TOTALS					4,481	3,613	657,542																		
EXTRA FEATURES					5518 FIRST COAST HWY, 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	0811	CONCRETE B	0	0	42	20	840.00	SF	5.20	5.20	100	1993	1993	3	68	2,970									
2	0812	CONCRETE C	0	0	0	0	4,049.00	SF	4.00	4.00	100	1993	1993	3	68	11,013									
3	0803	ASPHALT C	0	0	0	0	3,185.00	SF	2.00	2.00	100	1993	1993	3	50	3,185									
4	0803	ASPHALT C	0	0	0	0	3,017.00	SF	2.00	2.00	100	1993	1993	3	50	3,017									
5	0801	ASPHALT A	0	0	23	17	391.00	SF	3.00	3.00	100	1993	1993	3	50	587									
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	1993	1993	3	76	19									
7	0350	CARPORT WD	0	0	8	6	48.00	SF	8.58	8.58	100	2008	2008	3	40	165									
8	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2011	2011	3	55	779									
9	0351	CARPORT MT	0	0	23	20	460.00	SF	5.90	5.90	100	2014	2014	3	70	1,900									
10	0940	SHEDS/PORT	0	0	10	8	80.00	SF	18.30	18.30	100	2008	2008	3	40	586									
LAND DESCRIPTION					TOTAL OB/XF 24,221																				
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	008600	C	COUNTY	0		CN	0.00	0.00	37,637.00	SF		1.00	1.00	1.00	7.50	7.50	282,278								
REVIEW DATE 12/07/2018 BY KK Total Acres: 0.00 Total Land Value: 282,278 Market: 0 Agricultural: 0 Common: 282,278 PRINTED 08/02/2023 BY SYS																									

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