



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
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 90								1701	04	5,011	101.4849	144.11	722,135	1981	2005	0	0	0	13.00	87.00	VALUATION BY																
Exterior Wall	12	CEDAR 10								1 OFFICE 1&2 - 0% - 0										Heated Area: 4785										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100																																					



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	11	100
RMS	13	100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	2,150	302,273
CAN	90	30	27	3,796
CAN	120	30	36	5,062
FST	64	50	32	4,499
FST	90	50	45	6,327
FUS	2,356	100	2,356	331,235
PTO	100	5	5	703
PTO	100	5	5	703
UST	64	40	26	3,656
TOTALS	5,134		4,682	658,252

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2005
14	0410	ELEVATOR	0	0	0	1.00	UT	25,000.00	25,000.00	100	2005
15	0097	AWNING CN	0	0	0	12.00	SF	65.00	65.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	4,682	113.8045	161.60	756,611	2005	2005	0	0	13.00	87.00
2 OFFICE 1&2 - 0% - 0											
Heated Area: 4506						HX Base Yr					

5542 FIRST COAST HWY, FERNANDINA BEACH

TOTAL OB/XF											
25,820											

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VALUATION SUMMARY			
D	VALUATION BY	STANDARD	
0	Tax Group: 8	Tax Dist:	
	BUILDING MARKET VALUE		1,286,509
	TOTAL MARKET OB/XF VALUE		72,010
	TOTAL LAND VALUE - MARKET		316,358
	TOTAL MARKET VALUE		1,674,877
	SOH/AGL Deduction		347,213
	ASSESSED VALUE		1,327,664
	TOTAL EXEMPTION VALUE		0
	BASE TAXABLE VALUE		1,327,664
	TOTAL JUST VALUE		1,674,877
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		1,207,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013427	REPAIR/RRF	0	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2342/0574	2/27/2020	SW	Q	I	01
GRANTOR: LANE BROTHERS PROPERTY					
GRANTEE: HARRISON PARK SUITE					
1007/1403	8/30/2001	WD	U	I	19
GRANTOR: LANE GREGORY R					
GRANTEE: LANE BROTHERS PROPE					

BUILDING NOTES											
BAS=[YR=2005] W22 PTO=[YR=2005] N10 W10 S10 E10 \$ W18											
PTO=[YR=2005] N10 W10 S10 E10 \$ W32 S32 E21 FST=[YR=2006]											
S4 E6 CAN=[YR=2005] S5 E18 N5 W3 CAN=[YR=2005] N10 W12											
FST=[YR=2005] N8 W8 S8 E8 \$ S10 E12 \$ W15 \$ E3 N10 W9 S6 \$											
N6 E1 N8 E8 S8 E12 S10 E9 N4 E21 N32 \$ PTR= E40 UST=[YR=2005]											
W8 S8 E8 N8\$ FUS=[YR=2005] N18 W30 S32 E21 S4 E29 N4 E22 N32											
W42 S26 W8 N8 E8\$ W40\$.											