



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 2									
Exterior Wall	07	ASB SHNGLE 50	2700	01	2,265	104.3700	124.46	281,902	1961	1985	0	0	26.18	73.82	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 50	1 DUPLEX - 0% - 0												Heated Area: 2073 HX Base Yr									
Roof Structure	03	GABLE/HIP 100													VALUATION SUMMARY									
Roof Cover	12	MODULAR MT 100													BUILDING MARKET VALUE 208,100									
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE 38,832									
Interior Floop	12	HARDWOOD 60													TOTAL LAND VALUE - MARKET 213,750									
Interior Floop	07	CORK/VTILE 40													TOTAL MARKET VALUE 460,682									
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 55,199									
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 405,483									
Bedrooms	5	100													TOTAL EXEMPTION VALUE 0									
Bathrooms	2.5	100													BASE TAXABLE VALUE 405,483									
Frame	03	MASONRY 100													TOTAL JUST VALUE 460,682									
Stories	2.	100	NCON VALUE 0																					
Units	0	100	INCOME VALUE																					
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 424,584																					
Occupancy	00	NONE 100																						
Quality	03	Quality Level 03																						
DOR CODE	0800	MULTI-FAMILY																						
MAP NUM		MKT AREA	01																					
NEIGHBORHOOD/LOC	1042.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
APT	810	100	810	74,420																				
FST	330	55	182	16,722																				
HXB	1,263	100	1,263	116,040																				
HXP	16	30	5	459																				
HXP	16	30	5	459																				
TOTALS	2,435		2,265	208,100																				
EXTRA FEATURES					2830 JEFFERSON 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	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1961	1961	3	20	66								
2	0810	CONCRETE A	0	0	0	0	861.00	SF	6.50	6.50	100	1996	1996	3	73	4,085								
3	0810	CONCRETE A	0	0	20	35	700.00	SF	6.50	6.50	100	1998	1998	3	77	3,504								
4	0810	CONCRETE A	0	0	0	0	331.00	SF	6.50	6.50	100	1998	1998	3	77	1,657								
5	1241	WD DECK G	0	0	12	14	168.00	UT	14.95	14.95	100	1998	1998	3	27	678								
6	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	100	1998	1998	3	77	17,741								
7	0819	CONC 12"	0	0	4	11	44.00	SF	9.50	9.50	100	1998	1998	3	77	322								
8	0819	CONC 12"	0	0	4	14	56.00	SF	9.50	9.50	100	1998	1998	3	77	410								
10	0476	VF 6 SBPL	0	0	0	0	18.00	LF	32.00	32.00	100	2003	2003	3	64	369								
11	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2001	2001	3	100	10,000								
LAND DESCRIPTION					TOTAL OB/XF 38,832																			
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	000800	C	MULTI-FAM	0	0005	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.95	3,000.00	2,850.00	213,750							
REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 213,750 Market: 0 Agricultural: 0 Common: 213,750 PRINTED 08/02/2023 BY SYS																								

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U I V I	RSN CD
0729/0587	5/10/1995	WD U	I	18

GRANTOR: SNELL BETTY ANN CORBE				
GRANTEE: ROSSMAN CAROL H L/E				
0724/0229	2/17/1995	PR U	I	01
GRANTOR: SNELL BETTY ANN CORBE				
GRANTEE: SNELL BETTY ANN COR				

BUILDING NOTES				
BUILDING DIMENSIONS				
FST=[YR=1993] W22 S15 APT=[YR=1993] S26 E39 N14 W17 N12 W22 \$ E22 N15 \$ PTR= E25 HXB=[YR=1993] E20 HXP=[YR=1993] N4 E4 S4 W4 \$ E4 S23 HXP=[YR=1993] E4 S4 W4 N4 \$ S4 E17 S15 W41 N42 \$ W25 \$.				