



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	07	ASB SHNGLE 60	0900	01	1,665	103.8000	123.26	205,228	1947	1990	0	0	20.20	79.80	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 40	1 SNGL FAM - 100% - 0												Heated Area: 1594									
Roof Structure	03	GABLE/HIP 100													HX Base Yr									
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	12	HARDWOOD 80																						
Interior Floo	08	SHT VINYL 20																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms	3	100																						
Bathrooms	2	100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units	0	100																						
BUD8 Adjustme	02	DIST FB 100																						
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																				
BAS	1,594	100	1,594	156,788																				
FOP	110	30	33	3,246																				
FOP	126	30	38	3,738																				
TOTALS	1,830		1,665	163,772																				
EXTRA FEATURES					1730 1ST AV, 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	100	0	0	270.00	SF	6.50	6.50	100	1970	1970	3	22	386								
2	0810	CONCRETE A	0	100	4	21	84.00	SF	6.50	6.50	100	1970	1970	3	22	120								
3	0810	CONCRETE A	0	100	31	31	961.00	SF	6.50	6.50	100	1980	1980	3	35	2,186								
4	1242	WD DECK A	0	100	4	11	44.00	SF	10.00	10.00	100	1998	1998	3	20	88								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	245,000							
REVIEW DATE 03/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 08/02/2023 BY SYS																								

[illegible]