



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 4																			
Exterior Wall	30	VINYL 100	0100	01	1,358	109.7460	99.05	134,510	1955	1980	0	0	0	17.75	82.25	VALUATION BY STANDARD																		
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1348																		
Roof Cover	03	COMP SHNGL 100														HX Base Yr																		
Interior Wall	05	DRYWALL 100																																
Interior Floo	09	PINE WOOD 50																																
Interior Floo	14	CARPET 50																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		1 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
BUD8 Adjustme	04	DIST 01 100																																
Occupancy	00	NONE 100																																
Quality	04	Quality Level 04																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA	04																															
NEIGHBORHOOD/LOC	4005.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,236	100	1,236	100,695																														
BAS	112	100	112	9,125																														
FOP	32	30	10	815																														
TOTALS	1,380		1,358	110,634																														
EXTRA FEATURES					942667 OLD NASSAUVILLE RD, FERNANDINA BEACH										BLD DATE					LGL DATE					05/30/2023					MLU				
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																			
2	0511	GARAGE CB-	0 100	24 26	624.00	SF	40.00	40.00	100	1974	1974	3	26	6,490																				
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890																				
4	0812	CONCRETE C	0 100	0 0	1,720.00	SF	4.00	4.00	100	2003	2003	3	84	5,779																				
LAND DESCRIPTION																TOTAL OB/XF 14,159																		
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	000100	C	SFR	100		RS-2	125.00	238.00	0.71	AC		1.00	1.00	1.50	75,000.00	112,500.00	79,875																	
REVIEW DATE 03/28/2019 BY KW Total Acres: 0.71 Total Land Value: 79,875 Market: 0 Agricultural: 0 Common: 79,875 PRINTED 08/02/2023 BY SYS																																		