



| 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 | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |               |                             |      | <b>VALUATION BY</b><br>Tax Group: 4 Tax Dist: STANDARD<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 100<br>TOTAL MARKET VALUE 100<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 100<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 100<br>TOTAL JUST VALUE 100<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 100 |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |               |                             |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |               |                             |      | <b>SALES DATA</b><br>OFF RECORD      TYPE      Q      V      RSN      SALE<br>Number      DATE      INST      U      I      CD      PRICE   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |               |                             |      | <b>BUILDING NOTES</b>   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |               |                             |      | <b>BUILDING DIMENSIONS</b>  |        |                   |    |        |  |  |  |  |  |  |  |
| <b>EXTRA FEATURES</b><br>HARBOR CONCOURSE CIR, FERNANDINA BEACH   |            |              |                      |     |     |          |       |       |                | BLD DATE<br>XF DATE<br>INC DATE |         |             |             |                |                 |                |               |                             |      | LGL DATE<br>LAND DATE<br>AG DATE  |        |                   |    |        |  |  |  |  |  |  |  |
| 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          |               |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                | <b>TOTALS</b> |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION  |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                | TOTAL OB/XF   |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 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   | 009400     | C            | RIGHTOFWAY           | 0   |     |          | 0.00  | 0.00  | 1.00           | UT                              |         | 1.00        | 1.00        | 1.00           | 100.00          | 100.00         | 100           |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 03/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |