



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										
Exterior Wall	17	CB STUCCO 100	1701	04	3,099	90.9168	129.10	400,081	1997	1997	0	0	0	25.00	75.00	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0													Heated Area: 2970 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY									
Interior Wall	05	DRYWALL 100														Tax Group: 4 Tax Dist:									
Interior Floo	14	CARPET 100														BUILDING MARKET VALUE 300,061									
Ceiling	02	F.NOT SUS 100														TOTAL MARKET OB/XF VALUE 21,347									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 532,190									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 853,598									
Fixtures	5	100														SOH/AGL Deduction 332,235									
Frame	03	MASONRY 100														ASSESSED VALUE 521,363									
Story Height	9	100														TOTAL EXEMPTION VALUE 0									
RMS	7	100														BASE TAXABLE VALUE 521,363									
Stories	1.	1. 100	TOTAL JUST VALUE 853,598																						
Units	0	100	NCON VALUE 0																						
Occupancy	00	NONE 100	INCOME VALUE																						
Quality		03	Quality Level 03		PREVIOUS YEAR MKT VALUE 473,970																				
DOR CODE		1700 OFFICE BUILDINGS																							
MAP NUM		MKT AREA 04																							
NEIGHBORHOOD/LOC		4002.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,970	100	2,970	287,570																					
CAN	418	30	125	12,104																					
STP	20	10	2	194																					
STP	20	10	2	194																					
TOTALS		3,428	3,099	300,061																					
EXTRA FEATURES					4216 EAST SR 200, 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	0812	CONCRETE C	0 0	0 0	6,266.00	SF	4.00	4.00	100	1997	1997	3	75	18,798											
3	0402	CONC BUMPE	0 0	0 0	16.00	UT	25.00	25.00	100	1997	1997	3	81	324											
4	0810	CONCRETE A	0 0	0 0	372.00	SF	6.50	6.50	100	2010	2010	3	92	2,225											
TOTAL OB/XF 21,347																									
LAND DESCRIPTION																									
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	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	53,219.00	SF		1.00	1.00	1.00	10.00	10.00	532,190								
REVIEW DATE 01/16/2019 BY KK Total Acres: 0.00 Total Land Value: 532,190 Market: 0 Agricultural: 0 Common: 532,190 PRINTED 08/02/2023 BY SYS																									