



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	10	ABOVE AVG 100	0900	01	2,971	111.5310	132.44	393,479	2020	2020	0	0	0.50	99.50	VALUATION SUMMARY									
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021												Heated Area: 1853									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																						
Interior Floor	13	LVT/LAMMT 50																						
Interior Floor	14	CARPET 50																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		2.5 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units		0 100																						
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	1,853	100	1,853	244,184																				
FGR	1,160	55	638	84,075																				
FOP	140	30	42	5,534																				
FSP	215	40	86	11,333																				
FSP	276	40	110	14,495																				
FST	440	55	242	31,890																				
TOTALS			4,084	2,971	391,512																			
EXTRA FEATURES			940107 OLD NASSAUVILLE RD, 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	0 100	0	0	3,456.00	SF	4.00	4.00	100	2020	2020	3	99	13,686									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU																								
LAND DESCRIPTION			TOTAL OB/XF 13,686																					
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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.72	AC		1.00	1.00	1.00	75,000.00	75,000.00	129,000							
REVIEW DATE 11/24/2020 BY KW Total Acres: 1.72 Total Land Value: 129,000 Market: 0 Agricultural: 0 Common: 129,000 PRINTED 08/02/2023 BY SYS																								