



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,418	100
FGR	396	55
FOP	16	30
PTO	100	5
TOTALS	1,930	1,646

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,646	105.0600	124.76	205,355	1996	2006	0	0	0	7.50	92.50	
1 SNGL FAM - 0% - 0 Heated Area: 1418 HX Base Yr													
940677 OLD NASSAUVILLE RD, FERNANDINA BEACH													
BLD DATE 05/26/2023 MLU													

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										189,953		
TOTAL MARKET OB/XF VALUE										3,883		
TOTAL LAND VALUE - MARKET										85,000		
TOTAL MARKET VALUE										278,836		
SOH/AGL Deduction										66,878		
ASSESSED VALUE										211,958		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										211,958		
TOTAL JUST VALUE										278,836		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										196,313		