

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		02		WALL BOARD 100		0100		01		991		100.9800		95.93		95,067		1970		1970		0		0		46.50		53.50	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 0% - 0								Heated Area: 864				HX Base Yr											
Roof Structur		03		GABLE/HIP 100																											
Roof Cover		05		COMP SHNGL 100																											
Interior Wall		03		DRYWALL 100																											
Interior Floo		08		SHT VINYL 50																											
Interior Floo		11		CLAY TILE 50																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				2 100																											
Bathrooms				1 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units				0 100																											
BUD8 Adjustme		05		DIST 1A 100																											
Occupancy		00		NONE 100																											
Quality		03		Quality Level 03																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		3038.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		864		100		864		44,343																							
FSP		144		40		58		2,977																							
UCP		252		20		50		2,566																							
UOP		96		20		19		975																							
TOTALS		1,356				991		50,861																							
EXTRA FEATURES		1757 JULIA ST, FERNANDINA BEACH																													
BLD DATE		XF DATE		INC DATE																											
LGL DATE		LAND DATE		AG DATE																											
04/15/2024		MLU																													
OB/XF MKT VALUE		NOTES																													
1		0810		CONCRETE A		0		0		10		12		120.00		SF 6.50		6.50		100		1970		1970		3		21		164	
2		0810		CONCRETE A		0		0		12		3		36.00		SF 6.50		6.50		100		1970		1970		3		21		49	