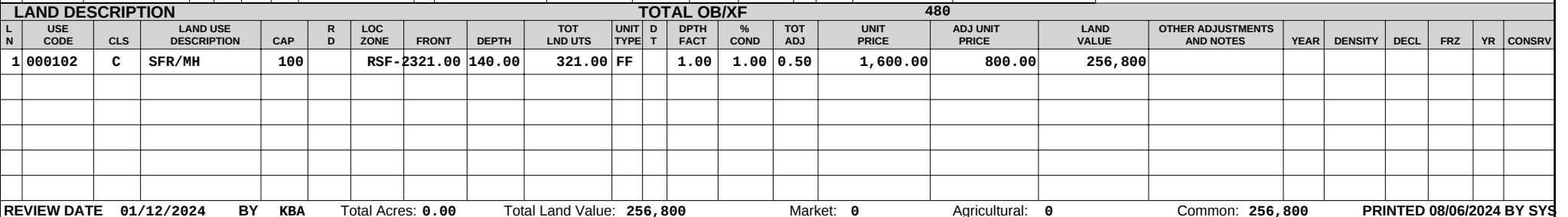


ADAMS JOHNNY C JR &/ADAMS J GARY ET AL
774 ADAMS RD
FERNANDINA BEACH, FL 32034

00-00-30-0150-0011-0000



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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										8	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		15		CONC BLOCK 100		8600		06		988		65.6040		15.74		15,551		1977		1977		0		0		0		50.00		50.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		BARNs		- 100%		- 0		Heated Area: 988		HX		Base Yr												Tax Group: 8					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					40,463						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					480						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					256,800						
Ceiling		01		FIN.SUSPD 100																										TOTAL MARKET VALUE					297,743						
Air Condition		01		NONE 100																										SOH/AGL Deduction					209,300						
Heating Type		01		NONE 100																										ASSESSED VALUE					88,443						
Plumbing				0 100																										TOTAL EXEMPTION VALUE					HX HB WX SL 88,443						
Frame		01		TYP WD 100																										BASE TAXABLE VALUE					0						
Story Height				0 100																										TOTAL JUST VALUE					297,743						
RMS				0 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					231,208						
Units				0 100																																					
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		2001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		988		100		988		7,776																																	
TOTALS		988				988		7,776																																	
EXTRA FEATURES										774 ADAMS RD, FERNANDINA BEACH										BLD DATE				LGL DATE		03/14/2024		MLU													
										XF DATE										LAND DATE																					
										INC DATE										AG DATE																					
L	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																							