



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 2																		
															VALUATION BY STANDARD																				
															Tax Group: 2					Tax Dist:															
															BUILDING MARKET VALUE					0															
															TOTAL MARKET OB/XF VALUE					0															
															TOTAL LAND VALUE - MARKET					0															
															TOTAL MARKET VALUE					0															
															SOH/AGL Deduction					0															
															ASSESSED VALUE					0															
															TOTAL EXEMPTION VALUE					0															
															BASE TAXABLE VALUE					0															
TOTAL JUST VALUE					0																														
NCON VALUE					0																														
INCOME VALUE																																			
PREVIOUS YEAR MKT VALUE					0																														
DOR CODE					H. HEADER RECORD																														
MAP NUM					MKT AREA					01																									
NEIGHBORHOOD/LOC					2022.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM					DESCRIPTION					AMT					ISSUED					
															SALES DATA																				
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE														
TOTALS																																			
EXTRA FEATURES					960115 GATEWAY BLVD, 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																				
																BUILDING NOTES																			
																										BUILDING DIMENSIONS									
LAND DESCRIPTION																TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																			