



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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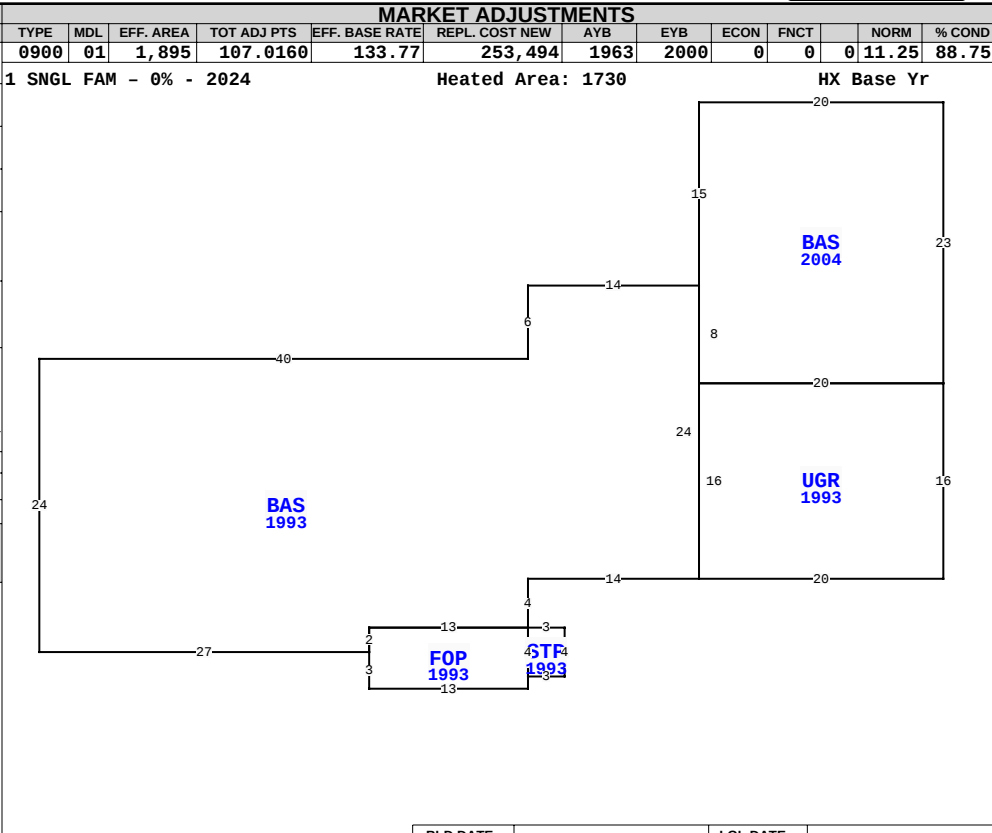
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100	1,270	150,776
BAS	460	100	460	54,611
FOP	65	30	20	2,374
STP	12	10	1	119
UGR	320	45	144	17,096

TOTALS	2,127		1,895	224,976
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,647.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	0	0	0	488.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	0	0	0	587.00	SF	7.25	7.25	
4	0810	CONCRETE A	0	0	5	3	15.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	0	0	0	331.00	SF	10.00	10.00	
6	0851	PATIO STON	0	0	0	0	400.00	SF	0.75	0.75	
7	0351	CARPORT MT	0	0	0	0	360.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF	2100.00	168.00	100.00	FF	

REVIEW DATE	08/02/2022	BY	KBA
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807 ADAMS RD, FERNANDINA BEACH

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,647.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	0	0	0	488.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	0	0	0	587.00	SF	7.25	7.25	
4	0810	CONCRETE A	0	0	5	3	15.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	0	0	0	331.00	SF	10.00	10.00	
6	0851	PATIO STON	0	0	0	0	400.00	SF	0.75	0.75	
7	0351	CARPORT MT	0	0	0	0	360.00	SF	10.00	10.00	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,647.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	0	0	0	488.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	0	0	0	587.00	SF	7.25	7.25	
4	0810	CONCRETE A	0	0	5	3	15.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	0	0	0	331.00	SF	10.00	10.00	
6	0851	PATIO STON	0	0	0	0	400.00	SF	0.75	0.75	
7	0351	CARPORT MT	0	0	0	0	360.00	SF	10.00	10.00	

REVIEW DATE	08/02/2022	BY	KBA
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Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 8	Tax Dist:										
BUILDING MARKET VALUE	224,976										
TOTAL MARKET OB/XF VALUE	24,465										
TOTAL LAND VALUE - MARKET	160,000										
TOTAL MARKET VALUE	409,441										
SOH/AGL Deduction	0										
ASSESSED VALUE	409,441										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	409,441										
TOTAL JUST VALUE	409,441										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	282,699										

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
160,000							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W20 S15 BAS=[YR=1993] W14 S6 W40 S24 E27 FOP=[YR=1993] S3 E13 N1 STP=[YR=1993] E3 N4 W3 S4 \$ N4 W13 S2 \$ N2 E13 N4 E14 UGR=[YR=1993] E20 N16 W20 S16 \$ N24 \$ S8 E20 N23 \$.											

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Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0
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Common: 160,000	PRINTED 08/06/2024 BY SYS
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