



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	VALUATION SUMMARY																								
Exterior Wall		10	ABOVE AVG 100		0320	12	1,689	192.4400	182.82	308,783	2022	2022	0	0	0	0.00	100.00	VALUATION BY					STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2024										Heated Area: 1454										Tax Group: 2					Tax Dist:											
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					308,783											
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					3,520											
Interior Floo		13	LVT/LAMNT 60																						TOTAL LAND VALUE - MARKET					65,000											
Interior Floo		14	CARPET 40																						TOTAL MARKET VALUE					377,303											
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					178,162											
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					199,141											
Bedrooms			2 100																						TOTAL EXEMPTION VALUE					HX HB VX 55,000											
Bathrooms			2.5 100																						BASE TAXABLE VALUE					144,141											
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					377,303											
Stories		0	0 100																						NCON VALUE					1,060											
Units			0 100																						INCOME VALUE																
																									PREVIOUS YEAR MKT VALUE					376,243											
Quality		03	Quality Level 03																																						
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA				01																																		
NEIGHBORHOOD/LOC		1009.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	522	100	522	95,432																																					
FGR	378	55	208	38,027																																					
FOP	72	30	22	4,022																																					
FUS	932	100	932	170,388																																					
STP	9	10	1	183																																					
STR	40	10	4	731																																					
TOTALS		1,953		1,689	308,783																																				
EXTRA FEATURES					402 S 8TH ST, 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																									
1	0855	CONC PAVER	0 100	0	0	246.00	SF	10.00	10.00	100	2022	2022	3	100	2,460																										
2	0462	ST/AL FNC	0 100	19	4	76.00	SF	10.00	10.00	100	2024	2023		100	760																										
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300																										