



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										SALES DATA																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD																							
Exterior Wall	16	WD FR STUC 80								2700	01	2,997	105.0920	131.36	393,686	1994	2000	0	0	0	11.50	88.50	Tax Group: 2				Tax Dist:																							
Exterior Wall	17	CB STUCCO 20								1 DUPLEX - 56.75% - 2018										Heated Area: 2564										HX Base Yr 2018																				
Roof Structure	03	GABLE/HIP 100																												BUILDING MARKET VALUE										348,412										
Roof Cover	03	COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE										4,115										
Interior Wall	05	DRYWALL 100																												TOTAL LAND VALUE - MARKET										225,000										
Interior Floor	14	CARPET 80																												TOTAL MARKET VALUE										577,527										
Interior Floor	08	SHT VINYL 20																												SOH/AGL Deduction										262,141										
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										315,386																				
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000																				
Bedrooms	6 100																				BASE TAXABLE VALUE										265,386																			
Bathrooms	4 100																				TOTAL JUST VALUE										577,527																			
Frame	02	WOOD FRAME 100																		NCON VALUE										0																				
Stories	2.	2. 100																		INCOME VALUE																														
Units	0 100																				PREVIOUS YEAR MKT VALUE										527,238																			
Occupancy	00	NONE 100																																																
Quality		03	Quality Level 03																																															
DOR CODE		0800	MULTI-FAMILY																																															
MAP NUM			MKT AREA				01																																											
NEIGHBORHOOD/LOC		1043.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,252	100	1,252	145,550																																														
FOP	8	30	2	233																																														
FOP	8	30	2	233																																														
HXB	1,312	100	1,312	152,524																																														
HXG	592	55	326	37,898																																														
HXP	8	30	2	233																																														
HXP	35	30	10	1,163																																														
HXP	49	30	15	1,743																																														
HXP	120	30	36	4,185																																														
PTO	119	5	6	697																																														
TOTALS	3,672		2,997	348,412																																														
EXTRA FEATURES					2500 1ST AVE, FERNANDINA BEACH										BLD DATE										LGL DATE																									
															XF DATE										LAND DATE																									
															INC DATE										AG DATE																									
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	0812	CONCRETE C	0	100	0	0	1,388.00	SF	4.00	4.00	100	1994	1994	3	68	3,775																																		
2	0810	CONCRETE A	0	100	0	0	77.00	SF	6.50	6.50	100	1994	1994	3	68	340																																		