



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		23	REINF CONC 100		0320	12	2,297	231.1291	219.57	504,352	2001	2001	0	0	0	11.00	89.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2022													Heated Area: 1980											
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2022											
Interior Wall		05	DRYWALL 100		37 BAS 2001 37 20 20 25 FGR 2001 25 4 PTO 2002 6 2 19 62 FUS 2001 62 20 20 6 FOP 2001 6 20 20																								
Interior Floo		14	CARPET 60																										
Interior Floo		11	CLAY TILE 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units			0 100																										
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE 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	740	100	740	144,609																									
FGR	500	55	275	53,740																									
FOP	120	30	36	7,035																									
FUS	1,240	100	1,240	242,318																									
PTO	118	5	6	1,172																									
TOTALS		2,718		2,297	448,873																								
EXTRA FEATURES					2593 1ST AV B, 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	03/13/2024 MLU												
1	0811	CONCRETE B	0 100	0	0	811.00	SF	5.20	5.20	100	2001	2001	3	80	3,374														
2	0810	CONCRETE A	0 100	0	0	115.00	SF	6.50	6.50	100	2001	2001	3	80	598														
3	1242	WD DECK A	0 100	0	0	56.00	SF	10.00	10.00	100	2001	2001	3	20	112														
4	0940	SHEDS/PORT	0 100	6	8	48.00	SF	30.00	30.00	100	2002	2002	3	20	288														
LAND DESCRIPTION										TOTAL OB/XF										4,372									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		R-2	30.00	115.00	30.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	202,500												