

UNIT 6
IN OR 1671/1758
ISLAND PROFESSIONAL PLAZA

C & S LANDS LLC
1896 SOUTH 14TH STREET STE 2
FERNANDINA BEACH, FL 32034

2024

00-00-31-142P-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Floor		1 100		1427100				1,460								1989		1989		100		100		0					
Location		EXTERIOR		EXTERIOR 100				1 CONDO - 0% - 0																		HX Base Yr			
Desirability		OFFICE		OFFICE 100																									
Balcony		FOP		FOP 100																									
Parking		OPEN		OPEN 100																									
Quality		03		Quality Level 03																									
DOR CODE		0417		CONDO OFFICE																									
MAP NUM				MKT AREA				01																					
NEIGHBORHOOD/LOC		2004		00																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					