



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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 16 WD FR STUC 70										0900 01 2,259 125.0480 156.31 353,104 2001 2001 0 0 0 11.00 89.00										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 30										1 SNGL FAM - 100% - 2014 Heated Area: 1890 HX Base Yr 2014										Tax Group: 2 Tax Dist:									
Roof Structur 08 IRREGULAR 100																				BUILDING MARKET VALUE 314,263									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 6,430									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 194,250									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 514,943									
Interior Floo 15 HARDTILE 30																				SOH/AGL Deduction 221,363									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 293,580									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX VP 150,432									
Bedrooms 3 100																				BASE TAXABLE VALUE 143,148									
Bathrooms 2 100																				TOTAL JUST VALUE 514,943									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 501,018									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1081.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,890 100 1,890 262,929																													
FGR 480 55 264 36,727																													
FOP 30 30 9 1,252																													
FSP 239 40 96 13,355																													
TOTALS 2,639 2,259 314,263																													
EXTRA FEATURES										409 GEORGIA AVE, 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2001 2001 3 85 2,975																													
2 1126 CB/STC 8" 0 100 8 5 40.00 SF 8.00 8.00 100 2001 2001 3 80 256																													
3 0810 CONCRETE A 0 100 23 4 92.00 SF 6.50 6.50 100 2001 2001 3 80 478																													
4 0810 CONCRETE A 0 100 31 16 496.00 SF 6.50 6.50 100 2001 2001 3 80 2,579																													
5 0810 CONCRETE A 0 100 6 3 18.00 SF 6.50 6.50 100 2001 2001 3 80 94																													
6 1242 WD DECK A 0 100 4 4 16.00 SF 15.00 15.00 100 2001 2001 3 20 48																													
LAND DESCRIPTION										TOTAL OB/XF 6,430																			
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 0003 R-1 0.00 0.00 1.00 LT 1.00 1.00 1.05 185,000.00 194,250.00 194,250																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 194,250										Market: 0 Agricultural: 0 Common: 194,250 PRINTED 08/06/2024 BY SYS									