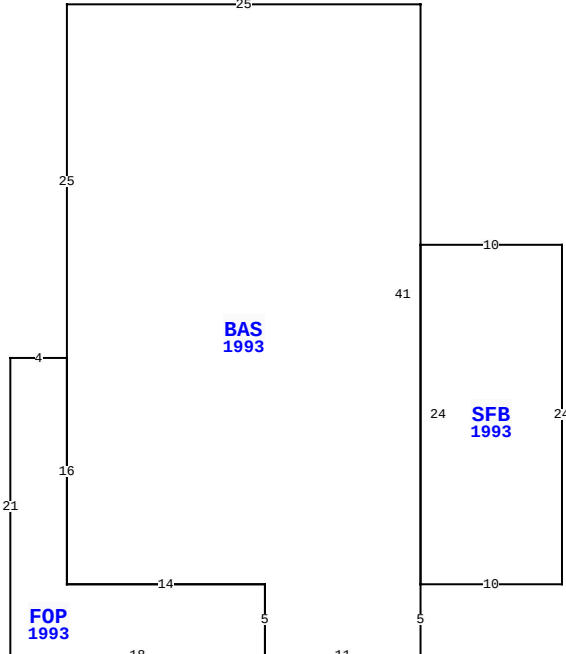




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		05	AVERAGE 90		0900	01	1,318	113.6720	142.09	187,275	1991	1997	0	0	0	12.78	87.22	VALUATION BY				STANDARD															
Exterior Wall		16	WD FR STUC 10		1 SNGL FAM - 0% - 0													Heated Area: 1272				HX Base Yr				Tax Group: 2				Tax Dist:				163,341			
Roof Structur		03	GABLE/HIP 100															BUILDING MARKET VALUE				163,341															
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE				6,240															
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET				200,000															
Interior Floo		14	CARPET 80															TOTAL MARKET VALUE				369,581															
Interior Floo		08	SHT VINYL 20															SOH/AGL Deduction				73,233															
Air Condition		03	CENTRAL 100															ASSESSED VALUE				296,348															
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE				0															
Bedrooms		3	100															BASE TAXABLE VALUE				296,348															
Bathrooms		2	100															TOTAL JUST VALUE				369,581															
Frame		02	WOOD FRAME 100		NCON VALUE				0																												
Stories		1.	1. 100		INCOME VALUE																																
Units		0	100		PREVIOUS YEAR MKT VALUE				337,494																												
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		01																																
NEIGHBORHOOD/LOC		1039.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,080	100	1,080	133,845																																	
FOP	154	30	46	5,701																																	
SFB	240	80	192	23,794																																	
TOTALS		1,474		1,318	163,341																																
EXTRA FEATURES					2705 ALLAN ST, FERNANDINA BEACH										BLD DATE					LGL DATE					03/27/2024					MLU							
															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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450																					
2	0811	CONCRETE B	0	0	0	0	532.00	SF	5.20	5.20	100	1991	1991	3	62	1,715																					
3	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	1995	1995	3	70	874																					
4	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1995	1995	3	70	1,201																					