



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame Stories Units	02	WOOD FRAME 100		
	1.	1. 100		
		0 100		
BUD8 Adjustme Occupancy	02	DIST FB 100		
	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	1,348	100	1,348	166,616
FGR	300	55	165	20,395
FOP	60	30	18	2,225
TOTALS	1,708		1,531	189,235

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,531	114.7500	143.44	219,607	1987	1995	0	0	13.83	86.17
1 SNGL FAM - 0% - 0											
Heated Area: 1348 HX Base Yr											
2695 OCEAN DR, FERNANDINA BEACH											
BLD DATE 08/19/2008 DJ LGL DATE 03/27/2024 MLU											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				189,235		
TOTAL MARKET OB/XF VALUE				8,104		
TOTAL LAND VALUE - MARKET				200,000		
TOTAL MARKET VALUE				397,339		
SOH/AGL Deduction				73,433		
ASSESSED VALUE				323,906		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				323,906		
TOTAL JUST VALUE				397,339		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				364,186		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	49	11	539.00	SF 6.50	100	1987	1987
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	100	1987	1987
3	1242	WD DECK A	0	0	10	8	80.00	SF 10.00	100	1987	1987
4	0855	CONC PAVER	0	0	27	4	108.00	SF 10.00	100	2007	2007
5	0855	CONC PAVER	0	0	0	0	283.00	SF 10.00	100	2007	2007
6	0755	FSP	0	0	15	11	165.00	SF 10.00	100	2007	2007
TOTAL OB/XF 8,104											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT	1.00
REVIEW DATE 03/25/2020 BY DJA											
Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000											