



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			234,000												
														TOTAL MARKET VALUE			234,000												
														SOH/AGL Deduction			66,800												
														ASSESSED VALUE			167,200												
														TOTAL EXEMPTION VALUE	04		167,200												
														BASE TAXABLE VALUE			0												
														TOTAL JUST VALUE			234,000												
														NCON VALUE			0												
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE			208,000												
DOR CODE 8000 VAC GOVERNMENTAL																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1044.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES 3999 1ST 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 03/13/2024 MLU																													
AG DATE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION																													
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	008900	C	MUNICIPAL	0		CON	52.00	150.00	52.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	234,000												
TOTAL OB/XF 0																													
REVIEW DATE 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 08/06/2024 BY SYS																													