



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		19	COMMON BRK 100		7201	04	20,699	134.9618		263.85	5,461,431	1882	1997	0	0	0	22.00	78.00	VALUATION BY										
Roof Structur		04	WOOD TRUSS 100		1 SCHOOL - 0% - 0													Heated Area: 19232											
Roof Cover		11	SLATE 100															HX Base Yr											
Interior Wall		03	PLASTER 60																										
Interior Wall		05	DRYWALL 40																										
Interior Floo		12	HARDWOOD 70																										
Interior Floo		14	CARPET 30																										
Ceiling		01	FIN.SUSPD 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Fixtures		53	100																										
Frame		04	REIN CONC 100																										
Story Height		14	100																										
RMS		38	100																										
Stories		2.5	2.5 100																										
Units		0	100																										
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		7200	PRIVATE SCHOOLS																										
MAP NUM			MKT AREA															01											
NEIGHBORHOOD/LOC		1005.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		4,872	100	4,872	1,002,672																								
BAS		2,855	100	2,855	587,568																								
CAN		32	30	10	2,058																								
CAN		70	30	21	4,322																								
CAN		120	30	36	7,409																								
CAN		308	30	92	18,934																								
CAN		308	30	92	18,934																								
CAN		630	30	189	38,897																								
CAN		630	30	189	38,897																								
CAN		780	30	234	48,158																								
TOTALS		24,126		20,699	4,259,916																								
EXTRA FEATURES		228 N 4TH ST, 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												
1		0819	CONC 12"	0	0	6	12	72.00	SF	9.50	9.50	100	1950	1950	3	20	137												
2		0810	CONCRETE A	0	0	0	0	81.00	SF	6.50	6.50	100	1950	1950	3	20	105												
3		0966	FIRE SPRNK	0	0	0	0	13,522.00	SF	3.00	3.00	100	2000	2000	3	79	32,047												
4		0966	FIRE SPRNK	0	0	0	0	1,371.00	SF	3.00	3.00	100	2000	2000	3	79	3,249												
5		0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	100	2000	2000	3	84	378												
6		0410	ELEVATOR	0	0	0	0	2.00	UT	30,000.00	30,000.00	100	2000	2000	3	100	60,000												
7		0812	CONCRETE C	0	0	0	0	3,080.00	SF	4.00	4.00	100	2000	2000	3	79	9,733												
8		0972	ST LGHT UN	0	0	0	0	8.00	UT	1,265.00	1,265.00	100	2000	2000	3	52	5,262												
9		0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	52	234												
10		0476	VF 6 SBPL	0	0	0	0	50.00	LF	32.00	32.00	100	2005	2005	3	66	1,056												
LAND DESCRIPTION		TOTAL OB/XF 112,201																											
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		008300	C	SCHOOL		0	0003	R-2	200.00	100.00	100.00	FF	1.00	1.00	1.00	4,000.00	4,000.00	400,000											

[illegible]