

BLK 23 LOTS 1,2,16 & W 20 FT
OF LOTS 13 & 15
CITY OF EDNA BEACH OF

UNITED STATES OF AMERICA
U S GOVERNMENT COURT HOUSE &, POST OFFICE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0023-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										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															
Exterior Wall	23	REINF CONC 100								8901	04	21,728	134.9618	231.46	5,029,163	1910	1980	0	0	0	26.50	73.50	VALUATION BY														
Roof Structur	04	WOOD TRUSS 100								1 GOV'T BLDG - 0% - 0														Heated Area: 21534													
Roof Cover	08	CLAY TILE 100																						HX Base Yr													
Interior Wall	03	PLASTER 50																																			
Interior Wall	06	CUST PANEL 50																																			
Interior Floo	12	HARDWOOD 70																																			
Interior Floo	16	EPOXY STRP 30																																			
Ceiling	02	F.NOT SUS 100																																			
Air Condition	06	ENG CENTRL 100																																			
Heating Type	04	AIR DUCTED 100																																			
Fixtures	34	100																																			
Frame	06	FIREPROOF 100																																			
Story Height	14	100																																			
RMS	21	100																																			
Stories	4.	4. 100																																			
Units	0	0 100																																			
BUD8 Adjustme	02	DIST FB 100																																			
Occupancy	00	NONE 100																																			
Quality	04	Quality Level 04																																			
DOR CODE	8800	FEDERAL																																			
MAP NUM		MKT AREA						01																													
NEIGHBORHOOD/LOC		1002.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	5,820	100	5,820	990,116																																	
CAN	72	30	22	3,743																																	
CLP	575	30	172	29,261																																	
FBM	5,820	70	4,074	693,081																																	
FUS	5,820	100	5,820	990,116																																	
FUS	5,820	100	5,820	990,116																																	
TOTALS		23,927		21,728	3,696,435																																
EXTRA FEATURES					401 CENTRE 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	31	12	372.00	SF	9.50	9.50	100	1910	1910	3	20	707																					
2	0819	CONC 12"	0	0	12	20	240.00	SF	9.50	9.50	100	1910	1910	3	20	456																					
3	0819	CONC 12"	0	0	5	40	200.00	SF	9.50	9.50	100	1910	1910	3	20	380																					
4	0819	CONC 12"	0	0	5	25	125.00	SF	9.50	9.50	100	1910	1910	3	20	238																					
5	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1980	1980	3	20	250																					
6	0803	ASPHALT C	0	0	0	0	7,220.00	SF	2.00	2.00	100	1980	1980	3	50	7,220																					
TOTAL OB/XF																		9,251																			
LAND DESCRIPTION																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	008800	C	FEDERAL	0		C-3	100.00	150.00	18,000.00	SF		1.00	1.00	1.00	100.00	100.00	1,800,000																				
REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 1,800,000 Market: 0 Agricultural: 0 Common: 1,800,000 PRINTED 08/06/2024 BY SYS																																					