

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	1,260	115.2480	225.31	283,891	1947	1990	0	0	0	26.50	73.50	VALUATION BY					STANDARD																					
Roof Structure	04	WOOD TRUSS 100								1 SCHOOL - 0% - 0										Heated Area: 1200										HX Base Yr										Tax Group: 2					Tax Dist:				
Roof Cover	06	ASB SHINGL 100								48 25 48 25 8 25 8 25 BAS 1993 CAN 1993										BUILDING MARKET VALUE										208,660																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										11,547																			
Interior Floor	07	CORK/VTILE 100																		TOTAL LAND VALUE - MARKET										400,000																			
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE										620,207																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										142,854																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										477,353																			
Fixtures	10	100																		TOTAL EXEMPTION VALUE										02 477,353																			
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										0																			
Story Height	11	100																		TOTAL JUST VALUE										620,207																			
RMS	5	100																		NCON VALUE										0																			
Stories	1.	1. 100								INCOME VALUE																																							
Units	0	100								PREVIOUS YEAR MKT VALUE										549,999																													
BUD8 Adjustme	02	DIST FB 100																																															
Occupancy	00	NONE 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		7100	CHURCHES																																														
MAP NUM			MKT AREA								01																																						
NEIGHBORHOOD/LOC		1005.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,200	100	1,200	198,723																																													
CAN	200	30	60	9,936																																													
TOTALS		1,400		1,260	208,660	510 CALHOUN ST, FERNANDINA BEACH															BLD DATE 06/09/2016 KK LGL DATE 04/30/2024 MLU		XF DATE INC DATE		LAND DATE AG DATE																								
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	Q	% COND	OB/XF MKT VALUE	NOTES																																		
1	0819	CONC 12"	0 0	5 5	25.00	SF	9.50	9.50	100	1947	1947	3	20	48																																			
2	0812	CONCRETE C	0 0	0 0	384.00	SF	4.00	4.00	100	2000	2000	3	79	1,213																																			
3	0444	BOX FNC 4'	0 0	0 0	52.00	LF	6.50	6.50	100	2000	2000	3	20	68																																			
4	0812	CONCRETE C	0 0	42 39	1,638.00	SF	4.00	4.00	100	2000	2000	3	79	5,176																																			
5	0463	FENCE GATE	0 0	0 0	3.00	UT	300.00	300.00	100	2000	2000	3	52	468																																			
6	0811	CONCRETE B	0 0	0 0	858.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,655																																			
7	0446	BOX FNC 6'	0 0	0 0	118.00	LF	20.00	20.00	100	2015	2015	3	70	1,652																																			
8	0463	FENCE GATE	0 0	0 0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267																																			
LAND DESCRIPTION		TOTAL OB/XF 11,547																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	007100	C	CHURCH	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000																																